



Regent Street  
Ilkeston, Derbyshire DE7 5RG

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£189,950 Freehold**



This traditional three bedroom semi detached house has been recently refurbished internally and is offered for sale in a ready to move into condition.

This property benefits from a brand new fitted kitchen, gas fired central heating served from a combination boiler and upgraded electrics. The house has been redecorated throughout, including new floor coverings. Already benefitting from double glazing and a modern shower room, this property is ready for someone to call home.

Situated on this residential street, ideally placed for a wealth of local amenities and facilities, as well as offering fantastic commutability.

The property is set back from the road with a forecourt giving the provision for off-street parking (subject to a drop kerb). The rear garden offers an attractive terraced patio area, lawn and garden buildings.

This property is ideal for a range of buyers, whether it's first timers, young families or those looking to downsize, having the convenience of local amenities on your doorstep.

Viewing is recommended.



## ENTRANCE HALL

uPVC double glazed front entrance door, radiator, stairs to the first floor.

## LIVING ROOM

13'5" into bay x 11'10" (4.10 into bay x 3.63)

Radiator, double glazed bay window to the front.

## KITCHEN

10'5" x 10'9" (3.18 x 3.30)

Brand new fitted range of wall, base and drawer units, with worktops and inset one and a half bowl sink unit with single drainer. Brand new built-in electric fan assisted oven, electric hob and extractor hood over. Plumbing and space for washing machine. Double glazed window and door to the rear. Door to shower room.

## SHOWER ROOM

9'3" x 4'3" (2.84 x 1.30)

Newly fitted three piece suite comprising pedestal wash hand basin, low flush WC and shower enclosure with electric shower. Half tiling to walls, radiator, built-in linen cupboard, double glazed window.

## FIRST FLOOR LANDING

Double glazed window, loft hatch.

## BEDROOM ONE

11'5" x 11'11" (3.49 x 3.64)

Walk-in closet with double glazed window, radiator, double glazed window to the front.

## BEDROOM TWO

10'11" x 7'8" (3.35 x 2.34)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'5" x 7'8" (2.27 x 2.35)

Radiator, double glazed window to the rear.

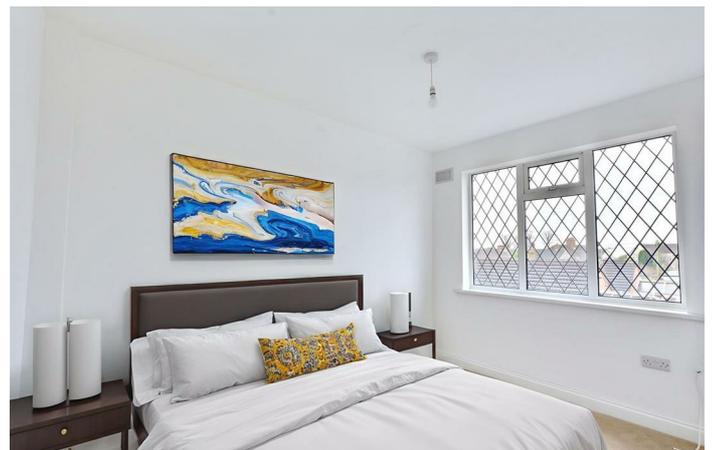
## OUTSIDE

To the front, the forecourt is finished partially with concrete hard standing with the remainder finished in gravel. There is gated pedestrian access at the side of the house giving access to the rear garden and an integral store housing the gas combination boiler (for central heating and

hot water). The rear garden has a large raised paved terrace providing a patio area where there is the outside tap. The main garden is laid to lawn with bedding and three garden buildings comprising a greenhouse, shed and brick store.

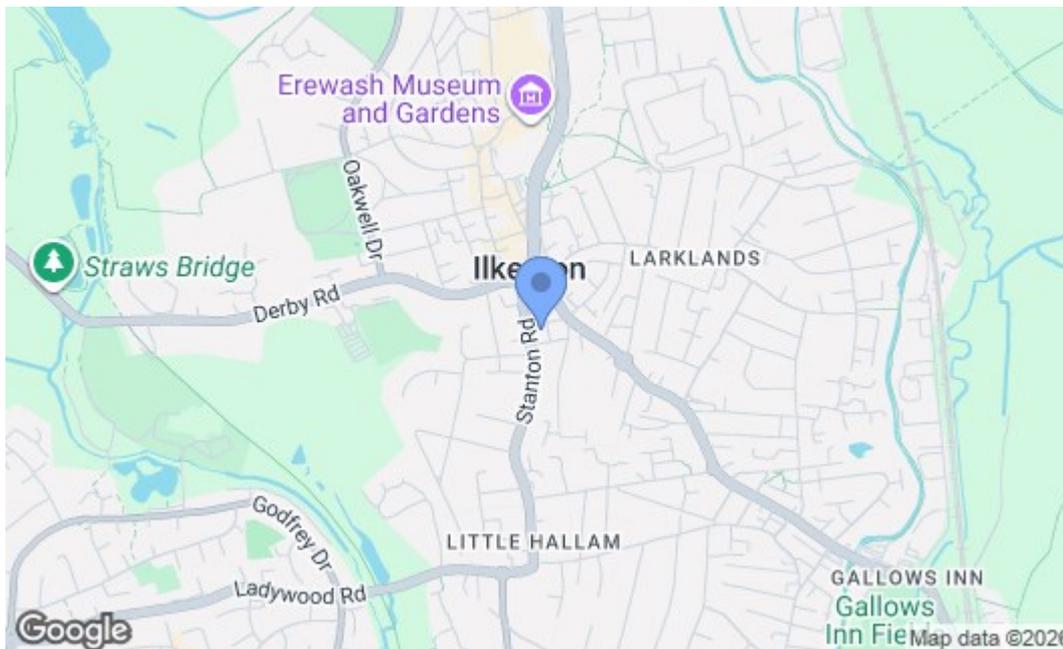
## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this information. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.