



6 The Triangle, Ilkeston, DE7 4AP Offers in excess of £90,000

*** No Onward Chain *** Ideal Investment Opportunity ***

Good Move are delighted to present this three bedroom mid-terrace to the market.

Offered to the market with no onward chain, this three-bedroom mid-terrace property presents an excellent opportunity for buyers looking to modernise and add value.

The ground floor comprises a spacious open-plan lounge/dining room, providing excellent living and entertaining space, alongside a kitchen with access through to the family bathroom and rear garden. To the first floor are three well-bedrooms.

Externally, the property benefits from a private rear courtyard, providing a low-maintenance outdoor space.

Conveniently situated close to local schools, amenities and transport links, the property is ideally positioned for commuters, being approximately 10 miles from Derby City Centre and 7.5 miles from Nottingham City Centre. Nottingham University and the Queen's Medical Centre (QMC) are both less than 20 minutes away, further enhancing the property's appeal and accessibility.

While requiring improvement works, the property offers considerable potential for enhancement and could make an attractive rental investment or affordable first home once updated.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

