



Andrew Avenue
Ilkeston, Derbyshire DE7 5DW

£250,000 Freehold

A TWO BEDROOM DETACHED
BUNGALOW.



Situated on a larger than average garden plot at the head of a cul de sac is this two bedroom detached bungalow.

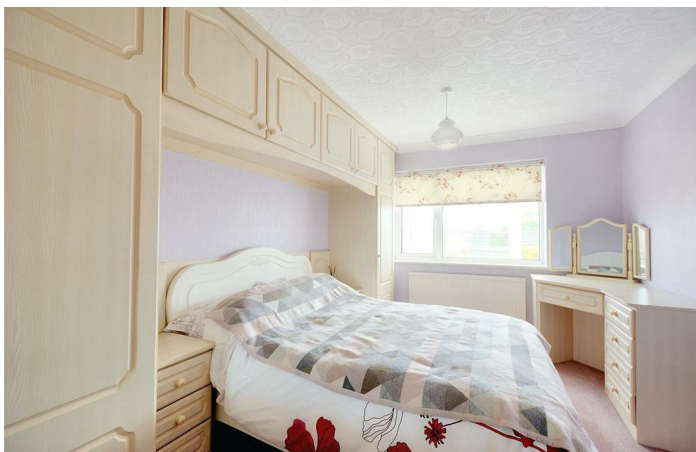
This well presented property comes to the market with NO CHAIN and has the benefit of gas fired central heating served from a combination boiler, double glazed windows throughout and uPVC double glazed conservatory to the rear.

The main feature of this property is the good size garden plot to which it sits offering ample off-street parking both to the front with an open forecourt and drive at the side which leads to a single garage. There is a courtyard style garden beyond the conservatory, with the main gardens to one side where there is a patio, lawns and mature trees/shrubs enhancing privacy. Currently, there is hard standing ideal for a caravan, etc.

Situated within the small cul de sac off Andrew Avenue with other bungalows in this popular residential suburb within easy reach of Ilkeston town centre, a busy market town with a variety of shops and facilities, as well as Tesco and Morrisons. There are also good public transport links including Ilkeston train station.

The property has the benefit of leased solar panning where the incoming purchaser will benefit from cheaper electricity.

Internal viewing recommended.



DINING KITCHEN

18'2" x 7'9" (5.56 x 2.38)

Incorporating a range of fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Cupboard housing 'Glow Worm' gas combination boiler (for central heating and hot water). Radiator, double glazed windows to the side and double glazed front entrance door. Door to living room.

LIVING ROOM

16'11" x 10'6" (5.18 x 3.22)

Flame effect gas fire with add-on style surround, radiator, double glazed bay window to the front. Door to inner hallway.

INNER HALLWAY

Loft hatch. Doors to bedrooms and shower room.

BEDROOM ONE

15'9" x 9'6" (4.82 x 2.90)

Fitted bedroom furniture, including wardrobes, dressing table and drawers, bedside cabinets, radiator, double glazed window to the rear.

BEDROOM TWO

9'4" x 8'9" (2.85 x 2.67)

Radiator, double glazed patio door leading to the conservatory.

CONSERVATORY

18'1" x 8'7" (5.53 x 2.63)

uPVC double glazed construction with French doors opening to the rear courtyard.

SHOWER ROOM

6'2" x 5'8" (1.88 x 1.73)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE

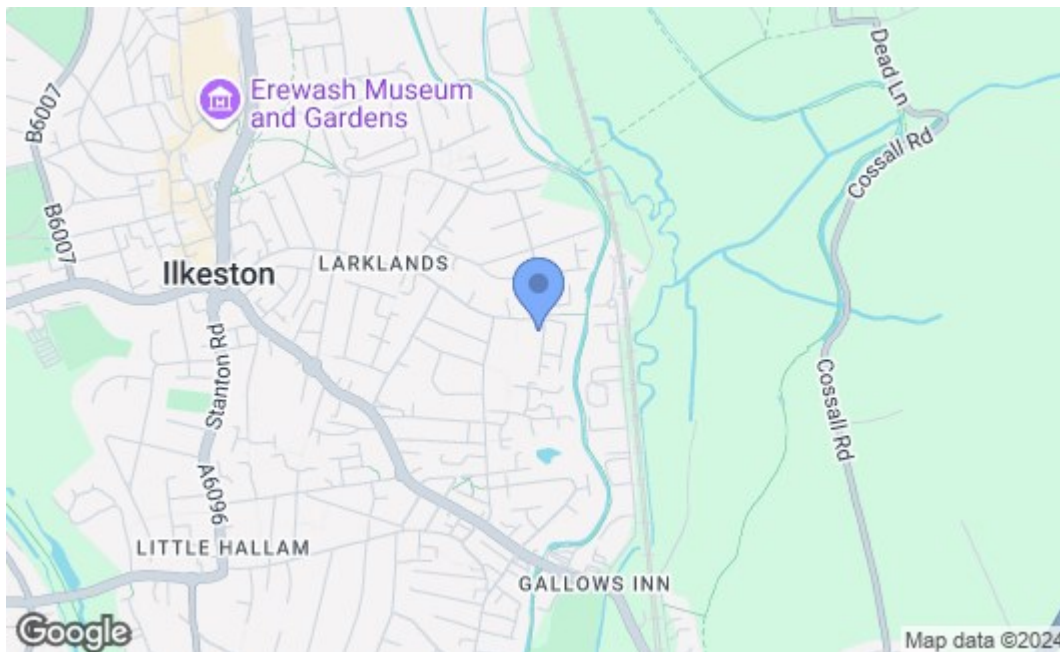
To the front is a recently laid Indian stone flagged forecourt

providing off-street parking, a pattern concrete driveway with wrought iron gates runs along the side of the property to a sectional concrete garage. To the side there are mature trees, shrubs and a lawn. There is an additional hard standing area suitable for a caravan, etc. To the rear is a paved courtyard style garden where the conservatory can be found.

AGENTS NOTE

The property benefits from solar panels. The solar panels are owned by A Shade Greener who benefit from the feed-in tariff with the owner of the property benefitting from cheaper electricity. Further information is available upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.