



Corporation Road  
Ilkeston, Derbyshire DE7 4AS

**£139,950 Freehold**

A BOX BAY FRONTED TWO BEDROOM  
SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED BOX BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a front dining reception room, central living room, kitchen and ground floor WC/utility. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from a gas fired combination boiler (replaced in December 2022), damp proofing course (with a 25 years guarantee), upgrading to the electrics and re-plastered to the ground floor.

The property is situated in this popular and established residential location within close proximity of the centre of Ilkeston and its wide variety of national and independent retailers, outlets and shopping facilities. There is also easy access to great transport links to the surrounding area, including that of Ilkeston train station which is a short drive away. There is also easy access to good schooling for a variety of ages, as well as excellent open countryside space nearby.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.



## DINING ROOM

13'3" x 11'11" (4.04 x 3.64)

Double glazed box bay style window to the front (with fitted blinds), boxed-in meter cupboards, router point, feature Adam-style fire surround with wall hung pebble effect electric fire, laminate flooring, radiator, Georgian-style panel and glazed door through to the living room.

## LIVING ROOM

14'1" x 11'10" (4.30 x 3.62)

Useful understairs storage cupboard, door with staircase rising to the first floor, double glazed window to the rear, laminate flooring, radiator, media points, central chimney breast with space for fireplace. Door to kitchen.

## KITCHEN

9'1" x 6'9" (2.77 x 2.06)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring hob with extractor over and oven beneath, inset single sink and draining board, space for under-counter kitchen appliance, decorative tiled splashbacks, double glazed window to the side (with fitted roller blinds), uPVC panel and double glazed exit door to outside, sliding door to utility/WC.

## UTILITY/WC

7'0" x 5'7" (2.15 x 1.71)

Housing a white low flush WC, plumbing for washing machine, space for further kitchen appliances such as full height fridge/freezer, double glazed window to the side (with fitted roller blinds), lighting point.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, radiator, loft access point to an insulated loft space.

## BEDROOM ONE

13'1" x 11'10" (4.00 x 3.63)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

## BEDROOM TWO

13'5" x 9'3" (4.10 x 2.83)

Double glazed window to the rear, radiator, laminate flooring, useful fitted overstairs storage cupboard.

## BATHROOM

9'1" x 6'7" (2.77 x 2.03)

Three piece suite comprising bath with 'Triton' electric shower over, wash hand basin with tiled splashback, low flush WC. Partial tiling to the walls, double glazed window to the rear (with fitted blinds), radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

To the front of the property there is a dwarf brick retaining wall with gravel frontage and pathway providing access to the front entrance door. Side access leading down the side of the property to the rear garden.

## TO THE REAR

The rear garden is enclosed predominantly by brick retaining wall and fence panels with concrete posts and gravel boards. There is an initial paved patio seating area leading onto a low maintenance gravel garden. Gated pedestrian access leading back to the front.

## DIRECTIONAL NOTE

Upon leaving Stapleford, continue through Trowell, passing the Church and Festival Inn on Ilkeston Road. Follow the bend onto Nottingham Road, Ilkeston. Take a left hand turn after the hump back onto Thurman Street which in turn then leads onto Corporation Road. The property can then be found on the left hand side, identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band A.

## Information

Electricity – Mains supply

Water – Mains supply (not metered)

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defenses – No

Non-Standard Construction – No

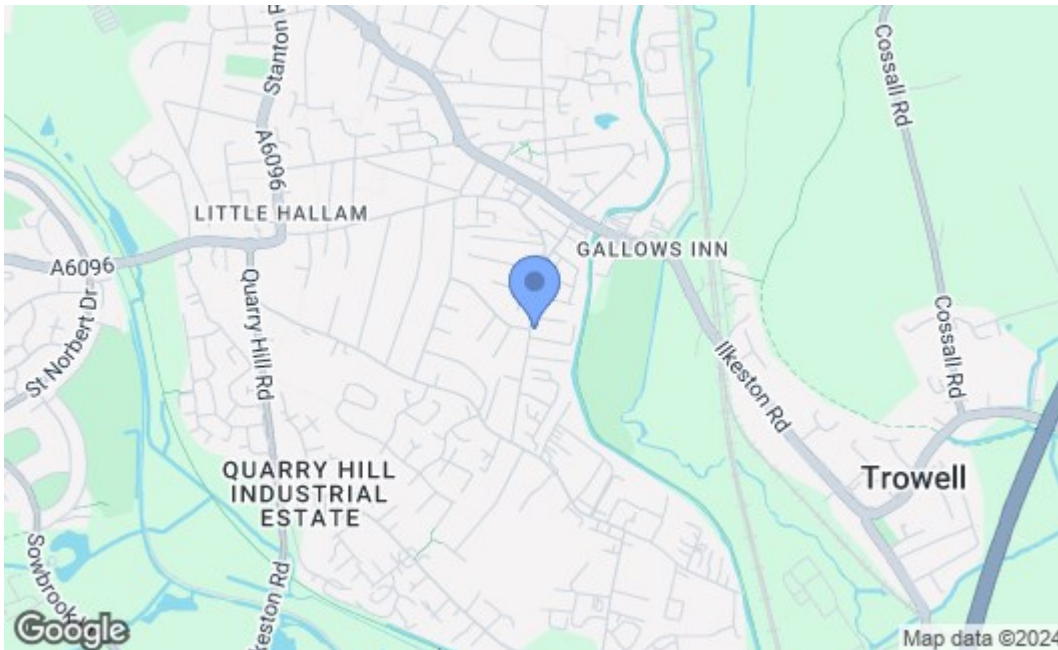
Any Legal Restrictions – No

Other Material Issues – None noted





TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.