



Bristol Road
Ilkeston, Derbyshire DE7 5HD

£250,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



An instantly attractive three bedroom Edwardian semi detached house.

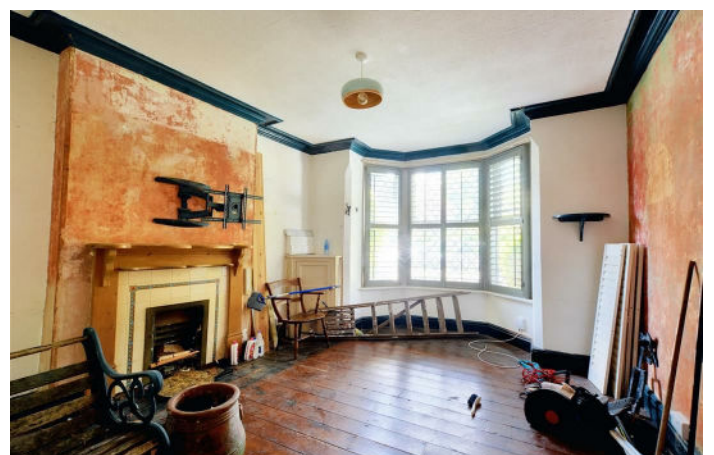
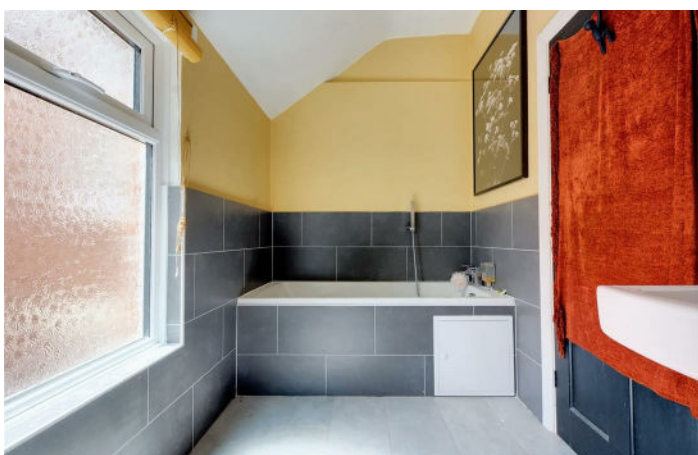
The property retains much of its original charm and character and has the enviable position of being across the road from Victoria Park, a large attractive green space and park, an oasis within this residential suburb of Ilkeston.

This surprisingly spacious property benefits from gas fired central heating served from a combination boiler and double glazed window. There are two generous reception rooms, as well as a fitted kitchen to the ground floor. Three bedrooms and family bathroom are located on the first floor.

The mature gardens of a generous size and offer a private space to enjoy.

Situated in this highly regarded residential suburb, the property is within walking distance of local schools, Victoria Park Leisure Centre and other local amenities, as well as being within easy reach of the busy market town centre of Ilkeston, Tesco Extra, Morrisons and Ilkeston train station.

This characterful property comes to the market with NO UPWARD CHAIN and is ideal for professional couples and families alike.



ENTRANCE HALL

Recently fitted with a double glazed entrance door, stairs to the first floor with wood spindle balustrade, cloaks cupboard, double glazed window.

LOUNGE

15'5" x 11'10" (4.72 x 3.63)

Original coving to ceiling, feature fireplace, radiator, double glazed bay window to the front (with fitted shutters).

DINING ROOM

14'2" x 13'2" (4.34 x 4.02)

Exposed brick chimney breast, radiator, double glazed windows to the front and rear and feature arrowslit double glazed window.

KITCHEN

11'11" x 8'10" (3.65 x 2.70)

Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window and door to the rear.

FIRST FLOOR LANDING

Radiator, double glazed window, loft hatch.

BEDROOM ONE

12'9" x 12'2" (3.9 x 3.72)

Radiator, double glazed window to the front which enjoys aspects over Victoria Park to the front.

BEDROOM TWO

13'0" x 11'0" (3.98 x 3.37)

Radiator, double glazed window to the front and rear, arrowslit double glazed window.

BEDROOM THREE

11'5" reducing to 7'1" x 2'11" increasing to 5'11" (3.48 reducing to 2.18 x 0.9 increasing to 1.82)

Radiator, double glazed window.

BATHROOM

12'1" x 5'7" (3.7 x 1.71)

Incorporating a four piece suite comprising wash hand basin, low flush WC, bath with waterfall mixer tap and

handheld shower. Separate shower cubicle with twin rose thermostatically controlled shower system. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

Small walled-in front garden, shared pedestrian access at the side of the house leading to the front door with gate giving access to the rear garden. The rear garden is particularly long and maturely landscaped with patio, various trees and shrubs, pathway running through to a lawn section with further trees beyond.

INTEGRATED OUTHOUSE

5'10" x 7'1" (1.8 x 2.18)

Housing wall mounted gas combination boiler (for central heating and hot water).

COUNCIL TAX

Erewash Borough Council Band B.

Material nformation

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combination boiler)

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard, Superfast and Ultrafast available

Phone Signal – EE, O2, Three and Vodafone = Amber

Sewage – Mains supply

Flood Risk – Rivers no flood risk, surface water low risk

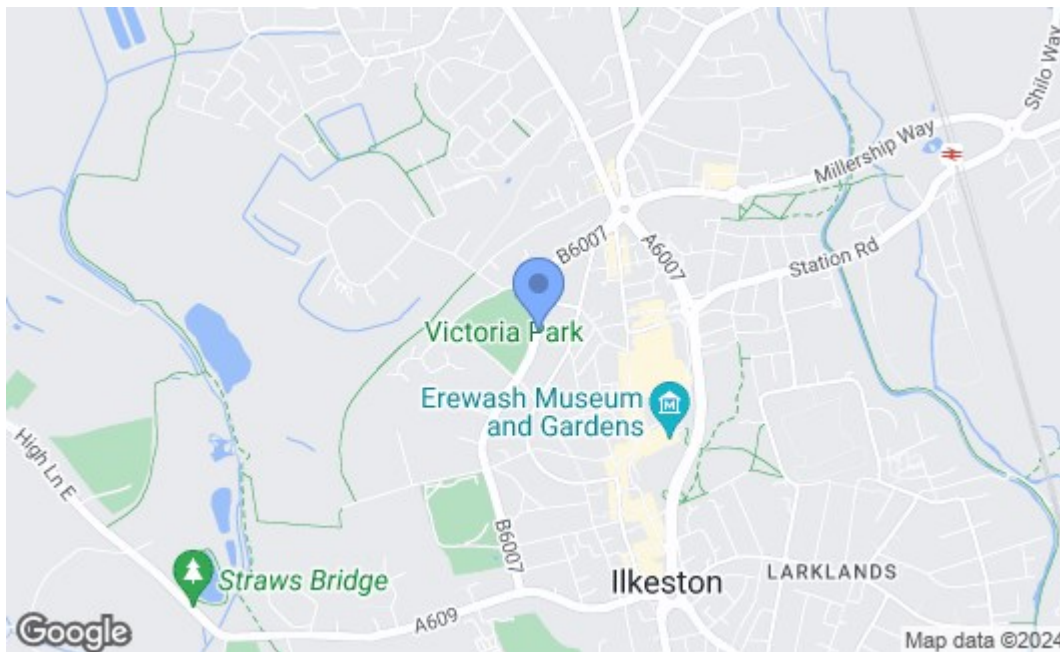
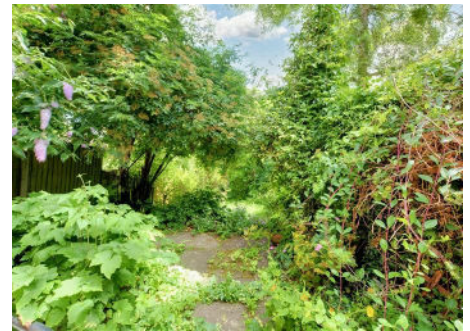
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Coal mining report in area





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	75
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.