

**Whitely Avenue
Ilkeston, Derbyshire DE7 8WB**

A DOUBLE FRONTED TWO BEDROOM
MID TERRACED BUNGALOW OFFERED
FOR SALE WITH NO UPWARD CHAIN.

Offers Over £145,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS TARDIS-LIKE DOUBLE FRONTED TWO BEDROOM MID TERRACED BUNGALOW SITUATED IN THIS NO-THROUGH ROAD RESIDENTIAL LOCATION.

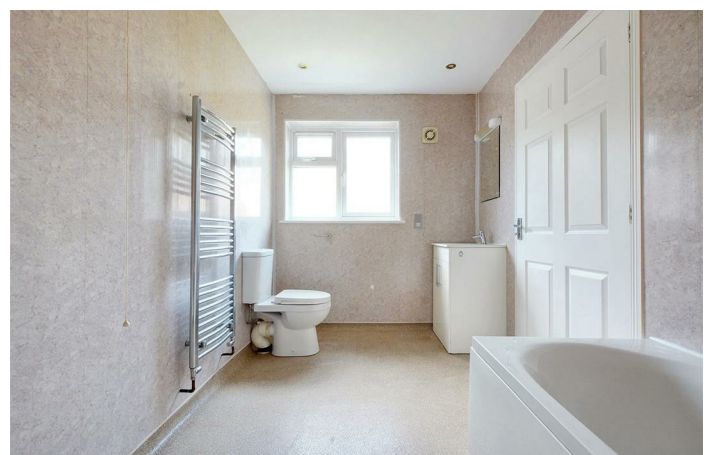
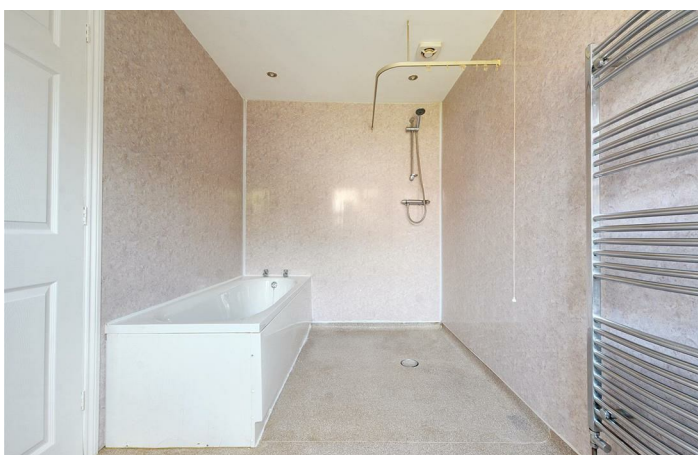
With single level accommodation comprising front to back entrance hallway, spacious living room, dining kitchen, two bedrooms, three piece bathroom suite and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and open plan garden space to the rear.

The property has wider than average doorframes making an ideal property for wheelchair users, with just a slight slope up to the property from the front entrance. There is also the added benefit of a gated driveway to the front.

The property is situated only a short distance away from local services, amenities and shopping facilities, as well as there being good transport links nearby and easy access to open countryside.

We believe the property would make an ideal downsize or retirement property and we therefore highly recommend an internal viewing.



ENTRANCE HALL

27'10" x 9'3" reducing to 4'1" (8.49 x 2.82 reducing to 1.26)

Composite and double glazed front entrance door, radiator, panel and double glazed exit door to the rear garden. Doors to all ground floor rooms. Spotlights and loft access point to an insulated loft space with drop down light cable.

LIVING ROOM

14'8" x 11'10" (4.48 x 3.62)

Double glazed bow window to the front, radiator, media points, ample power sockets, spotlights.

BREAKFAST KITCHEN

14'10" x 12'10" (4.53 x 3.92)

The kitchen comprises a matching range of "U" shaped fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces. Fitted single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, in-built fridge and freezer, full height storage cupboards and pull-out spice rack, double glazed window to the rear, spotlights, radiator, ample space for dining table and chairs.

BEDROOM ONE

14'11" x 10'2" (4.56 x 3.10)

Double glazed window to the front, radiator, spotlights, full height fitted wardrobes and matching drawer unit.

BEDROOM TWO

10'0" x 8'0" (3.07 x 2.46)

Double glazed window to the rear, radiator, spotlights, fitted double wardrobe incorporating the gas fired combination boiler (for central heating and hot water purposes).

BATHROOM

12'4" x 6'3" (3.78 x 1.93)

Four piece suite comprising panel bath, walk-in wet room style shower area with mains shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Butterfly boarding to the walls, anti-slip flooring, spotlights, extractor fan, wall mounted chrome ladder towel radiator,

wall mounted shaver point, bathroom mirror, extractor fan, spotlights, double glazed window to the rear.

WC

5'1" x 3'11" (1.55 x 1.21)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap with tiled splashbacks and storage cabinet beneath. Spotlights, wall mounted bathroom mirror.

OUTSIDE

To the front of the property there is a gated driveway providing access to a tarmac driveway with blocked paved edging for off-street parking. There is a matching pedestrian gate and pathway leading to the front entrance door and lawns to either side of the drive and path. To the rear there is an open plan garden space with timber fencing to the end of the boundary line, paved patio courtyard style seating area (ideal for entertaining), the garden is predominantly lawned.

COUNCIL TAX

Erewash Borough Council Band A.

Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

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

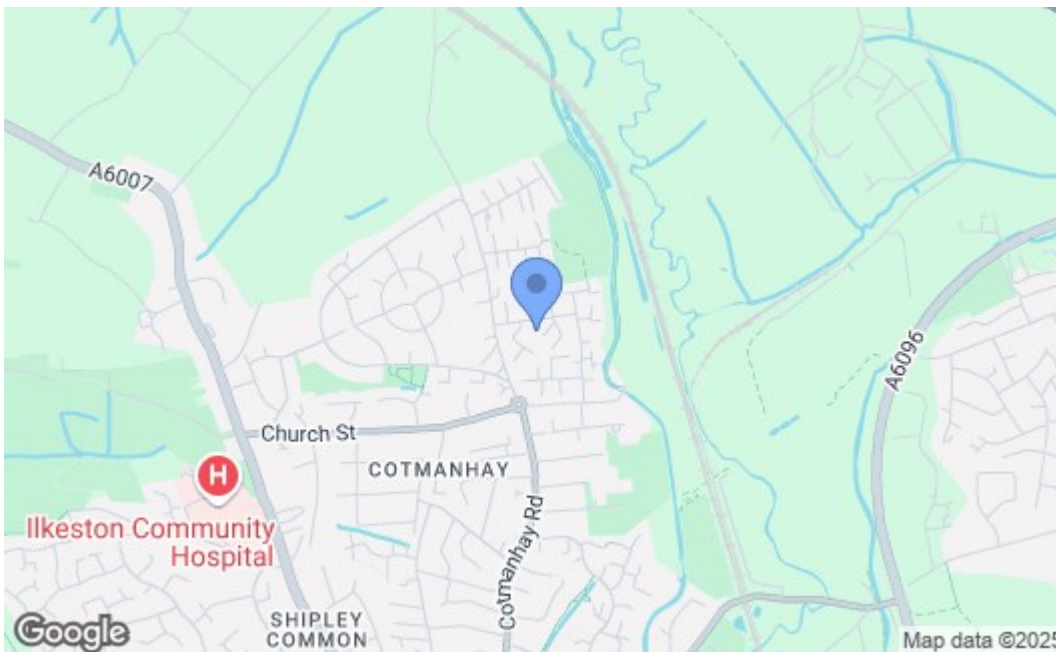
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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.