



Market Street  
Ilkeston, Derbyshire DE7 5PQ

**50% Shared Ownership**  
**£115,000 Leasehold**

A THREE STOREY, THREE BEDROOM END  
TOWN HOUSE - 50% SHARED  
OWNERSHIP





If you have aspirations to buy your own home but are struggling to get a step onto the property ladder, this three storey, three bedroom end town house offered for sale as a 50% shared ownership may be ideal for you.

Built in 2020, this modern and contemporary home is tucked away at the end of a gated residential development, yet conveniently situated within walking distance of the market town centre of Ilkeston.

This energy efficient home benefits from gas fired central heating served from a combination boiler and double glazed windows. There is semi-open plan living to the ground floor with a fully fitted kitchen opening through to a living area. There is also a useful cloaks/WC. A great feature of this property is the second floor principal bedroom suite giving the feel of a loft-style apartment with an en-suite shower room. The property has two well proportioned bedrooms on the middle floor, as well as a family bathroom. A driveway provides off-street parking for two vehicles in tandem and the property enjoys particularly good sized rear gardens offering a degree of privacy.

The property is sold on a 50% shared ownership basis, with rent paid to a housing association (50%). This property is ideal for first time buyers and families.

For more information, and to view the property, please contact us now.



## ENTRANCE HALL

14'11" x 6'5" (4.55 x 1.98)

A welcoming space with a composite double glazed front entrance door, wood panelling to walls, radiator, stairs to the first floor, doors to kitchen, lounge and cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising pedestal wash hand basin, low flush WC, and radiator.

## LIVING DINING KITCHEN

25'5" reducing to 10'11" x 7'3" increasing to 14'2" (7.75 reducing to 3.33 x 2.23 increasing to 4.33)

The kitchen area comprises a range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob, extractor hood over. Plumbing and space for washing machine, appliance space. Cupboard housing 'Potterton' gas combination boiler (for central heating and hot water). Double glazed window to the front, radiator. The living area has a radiator, double glazed window and double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING

Radiator, double glazed window to the front, half-panelled walls, stairs leading to the second floor. Useful built-in storage cupboard.

## BEDROOM TWO

14'2" x 9'2" (4.33 x 2.8)

Radiator, two double glazed windows to the rear.

## BEDROOM THREE

9'0" x 7'8" (2.75 x 2.35)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

6'4" x 7'11" (1.95 x 2.42)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with electric shower over. Heated towel rail, double glazed window.

## SECOND FLOOR LANDING

Giving access to principal bedroom.

## PRINCIPAL BEDROOM

28'10" overall x 10'7" reducing to 7'10" (8.8 overall x 3.25 reducing to 2.40)

A large, spacious room with radiator, double glazed window to the side and three double glazed Velux roof windows. Door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower. Heated towel rail, Velux double glazed roof window.

## OUTSIDE

Situated in a courtyard style development with a driveway providing off-street parking for two vehicles in tandem. To the rear, the property enjoys a particularly good sized rear garden with patio and lawn.

## COUNCIL TAX

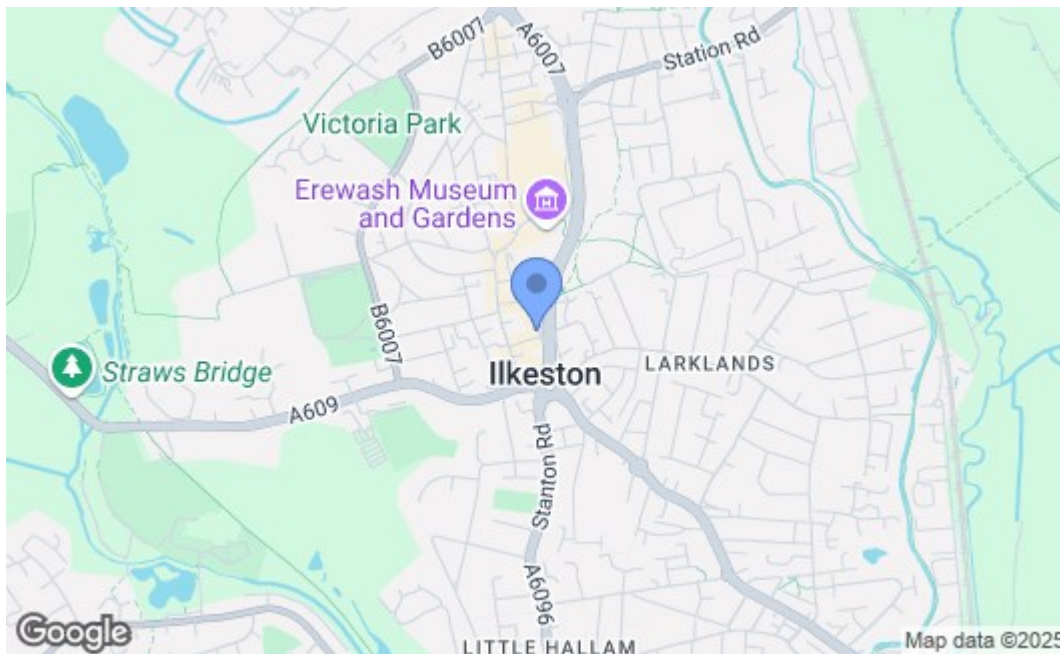
Erewash Borough Council Band B.

## AGENTS NOTE

The property is sold on a 50% shared ownership basis. Rent is paid 50% unowned share to Futures Housing Association. The current rent is £287 PCM. In addition to this, there is a service charge towards the maintenance of the communal areas. This is currently £15.13 PCM.







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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.