



Grenville Drive
Ilkeston, Derbyshire DE7 8HT

£179,950 Freehold

A TWO BEDROOM DETACHED
BUNGALOW OFFERED FOR SALE WITH
NO UPWARD CHAIN



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Robert Ellis are pleased to bring to the market with no upward chain this two bedroom detached bungalow situated in this established cul-de-sac residential location.

With single level accommodation comprising side entrance hall, front living room and kitchen, two bedrooms to the rear and three piece shower room.

Other benefits to the property include gas central heating, double glazing and ample off street parking.

The property sits favourably within easy access of the shops and services on Ilkeston high street, there is also good nearby transport links, access to healthcare amenities and transport links such as the A606, M1 J26 of the motorway and easy access to Ikea and Giltbrook retail parks.

The property is in ready to move into condition and we would highly recommend an internal viewing.



Entrance Hall

7'6" x 4'0" approx (2.31m x 1.23m approx)

UPVC double glazed side entrance door, radiator and storage cupboard.

Living Room

15'10" x 11'0" approx (4.83m x 3.36m approx)

Double glazed window to the front with fitted blinds, radiator, TV point and Adam style fire surround incorporating coal effect fire.

Kitchen

10'1" x 7'1" approx (3.08m x 2.16m approx)

Equipped with a matching range of fitted base and wall storage cupboards with inset 1 1/2 bowl sink unit and drainer with mixer tap, tiled splashbacks, space for cooker and under counter washing machine and fridge/freezer, double glazed window to the front with fitted blinds, wall mounted gas central heating combination boiler.

Inner Lobby

Doors to both bedrooms and shower room and access to the insulated loft space.

Bedroom 1

11'10" x 8'0" approx (3.63m x 2.44m approx)

Double glazed window and radiator.

Bedroom 2

9'11" x 8'7" approx (3.03m x 2.63m approx)

Double glazed French doors opening out to the rear garden and radiator.

Shower Room

7'2" x 5'3" approx (2.19m x 1.62m approx)

Three piece suite comprising double shower cubicle with electric shower, wash hand basin with mixer tap and storage cupboards beneath and push flush w.c. Radiator, easy to maintain splashboards, double glazed window to the side, extractor fan and bathroom shelving.

Outside

To the front of the property there is a gravel front garden for ease of maintenance and a side drive leading down the left hand side of the property providing off street parking

and access to the rear garden. Within the side driveway there is also an external water tap. The rear garden is designed for ease of maintenance with a paved patio area and decked entertaining space which leads onto a planted rockery and garden housing a variety of bushes and shrubbery. The rear garden also consists of a storage shed with power and lighting.

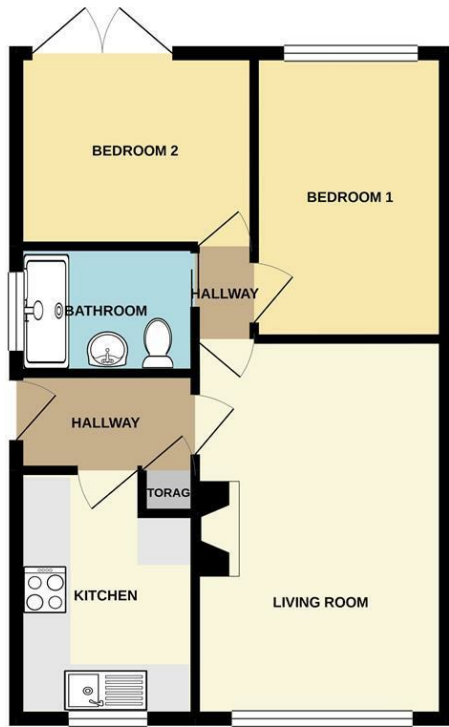
Directions

Upon leaving the main Ilkeston roundabout along Challons Way proceed to the next mini roundabout and take the third exit onto Granby Street. Continue along Granby Street and take an eventual right hand turn onto Grenville Drive and the bungalow can be found on the right hand side by our for sale board.

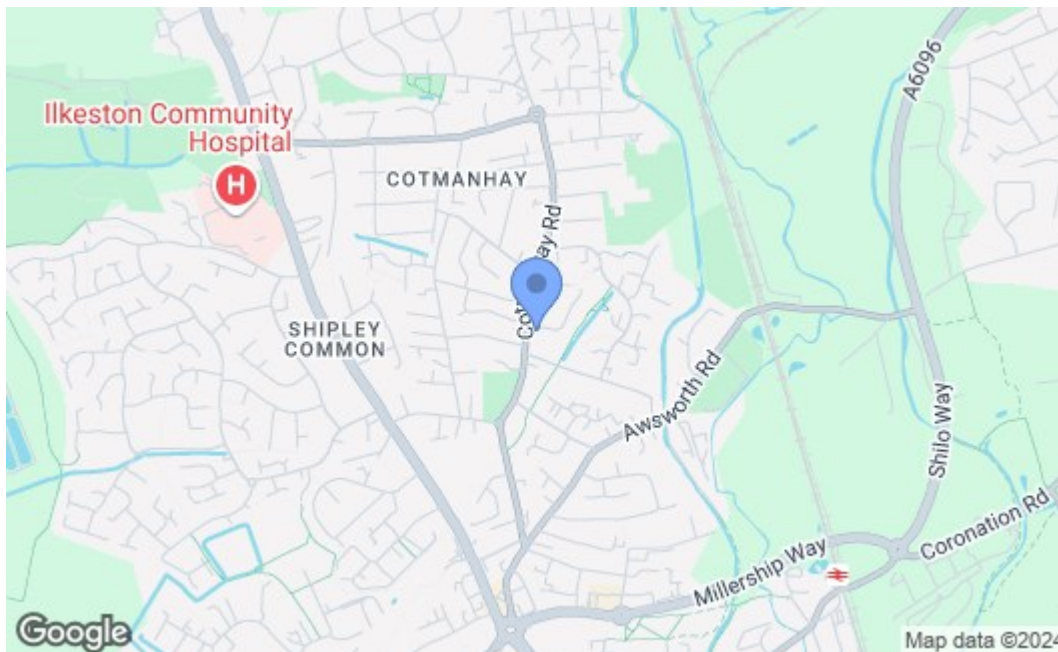
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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.