



Nottingham Road
Ilkeston, Derbyshire DE7 5AJ

A TWO BEDROOM (PLUS ATTIC SPACE)
MID TERRACED HOUSE.

£140,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SURPRISINGLY SPACIOUS TWO BEDROOM MID TERRACED HOUSE WITH THE BENEFIT OF A USEFUL USABLE ATTIC SPACE.

With accommodation over two floors, the ground floor comprises front dining room, rear living room, kitchen with utility area. The first floor landing provides access to two bedrooms and the bathroom. A further stepped staircase rises to the top floor attic space (which is currently set up as a studio).

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden to the rear.

The property is situated only a short distance from the shops, services and amenities in Ilkeston town centre. There is also easy access to nearby healthcare needs and transport links to and from the surrounding area.

We believe the property will make an ideal first time buy and would highly recommend an internal viewing.



FRONT DINING ROOM

12'11" x 11'6" (3.96 x 3.51)

uPVC panel and double glazed front entrance door, double glazed window to the front, meter cupboard box, spotlight. Door leading through towards the living room.

LIVING ROOM

14'9" x 11'6" (4.52 x 3.51)

Double glazed window to the rear, radiator. Door and staircase rising to the first floor. Door to kitchen.

KITCHEN INCORPORATING UTILITY SPACE

13'10" x 6'11" (4.24 x 2.11)

Equipped with a matching range of fitted base and wall storage cupboard and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker, decorative tiled splashbacks, double glazed window to the side (with fitted blinds), uPVC panel and double glazed side exit door. Opening through to the utility area where there is plumbing for the washing machine, space for fridge/freezer, as well as the wall mounted gas fired combination boiler for central heating and hot water purposes.

FIRST FLOOR LANDING

Doors to both bedrooms, bathroom and further climbing ladder-style staircase rising to the attic space.

BEDROOM ONE

11'6" x 11'6" (3.53 x 3.51)

Double glazed window to the front, radiator.

BEDROOM TWO

11'6" x 8'9" (3.53 x 2.69)

Double glazed window to the rear, radiator.

BATHROOM

Three piece suite comprising panel bath with glass shower screen and shower over, push flush WC, wash hand basin with mixer tap. Chrome ladder towel radiator, tiled splashbacks, extractor fan, double glazed window to the rear.

ATTIC SPACE

12'2" x 11'10" (3.71 x 3.63)

Currently set up as a studio. No regulations to be classed as a bedroom. Vaulted-style ceiling, radiator, spotlights, Velux roof window.

OUTSIDE

To the front of the property there is a retaining wall and stepped access to a front low maintenance garden providing access to the front entrance door. To the right hand side of the property there is shared entry leading down the side into the rear.

TO THE REAR

The rear garden is a triangular shaped plot enclosed by timber fencing and a rear access gate leading to the jitty. The garden is split into various sections, being paved and lawned with planted rockery.

DIRECTIONS

From Ilkeston town centre, drop along Nottingham Road heading towards Trowell and the property can be found on the left hand side, identified by our For Sale board.





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		
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.