



Eyres Gardens,  
Ilkeston, Derbyshire  
DE7 8JE

**£132,500 Freehold**





AN END OF TERRACE THREE BEDROOM HOUSE THAT IS OFFERED FOR SALE WITH NO UPWARD CHAIN AND WOULD BENEFIT FROM BEING UPDATED THROUGHOUT.

The entrance door opens into the living room which is a good size and leads to the dining room. The dining room has a window overlooking the rear garden and has stairs rising to the first floor and a glazed door opening to the kitchen. The kitchen has the central heating boiler and is open to the rear lobby with a door opening to the rear garden and access to the wet room. The first floor landing leads to all three bedrooms. There is a good sized rear garden which is private and there is a single detached garage.

Being conveniently placed for access to a wide range of local amenities including Morrisons supermarket, schools, healthcare facilities, public houses, parks, and transport links.



### Living Room

11'5" x 11'8" approx (3.5m x 3.57m approx)

UPVC panelled entrance door with half moon double glazed inset panel within, UPVC double glazed window to the front, coving, exposed brick chimney breast with a coal effect gas fire with living flame with a brick surround sat upon a stone hearth, radiator, glazed door leading to:

### Dining Room

11'6" x 12'6" approx (3.53m x 3.82m approx)

UPVC double glazed window to the rear, radiator, gas fire with a stone surround, understairs storage cupboard with a light, obscure glazed door to:

### Kitchen

8'0" x 6'4" approx (2.45m x 1.95m approx)

UPVC double glazed window to the side, range of wall and base units with work surfaces over, tiled splashback, stainless steel sink and drainer, space for a cooker, plumbing and space for a washing machine, space for under counter fridge or freezer, wall mounted Baxi boiler and open to:

### Rear Lobby

Panel and double glazed door to the rear garden, open to:

### Wet Room

Obscure UPVC double glazed windows to the side and rear, low flush w.c., wall mounted wash hand basin with tiled splashback, radiator, electric shower, tiled splashbacks.

### First Floor Landing

Radiator, doors to:

### Bedroom 1

11'5" x 9'2" to wardrobes (3.49m x 2.81m to wardrobes)

UPVC double glazed window to the front, built-in wardrobes with shelving and hanging rails, radiator.

### Bedroom 2

12'6" x 8'4" approx (3.83m x 2.56m approx)

UPVC double glazed window to the rear, radiator, storage cupboard over the stairs and a loft access hatch.

### Bedroom 3

7'11" x 6'5" approx (2.42m x 1.96m approx)

UPVC double glazed window to the rear and a radiator.

### Outside

There is concrete hard standing to the rear, lawned garden, fencing to the boundaries and wooden gate to the front.

### Garage

There is a garage positioned at the rear.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 242mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

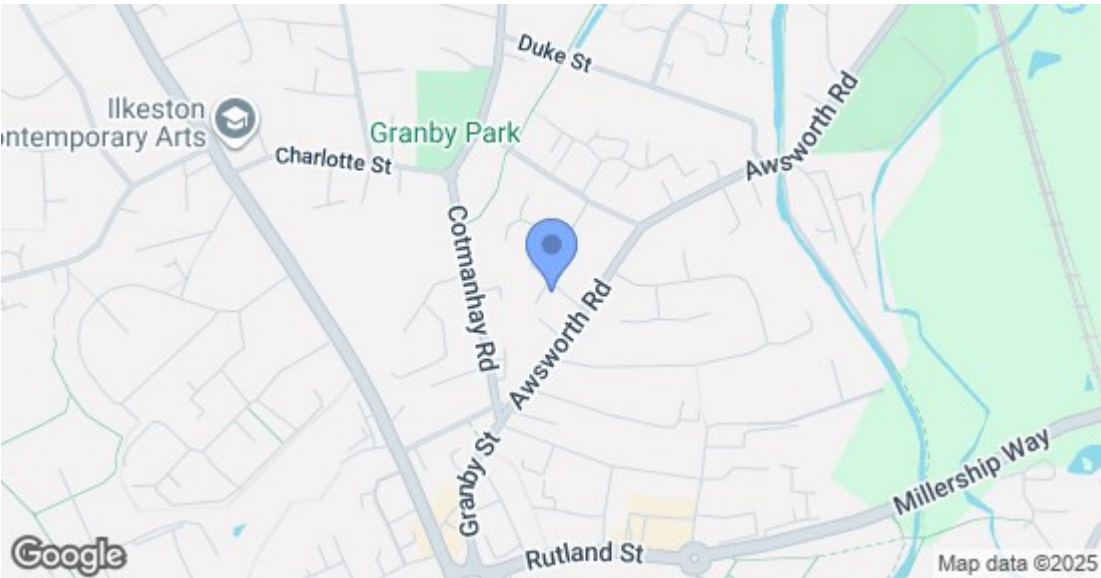
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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 <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		
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.