



Wharncliffe Road
Ilkeston, Derbyshire DE7 5HF

£200,000 Freehold

A THREE BEDROOM END OF TERRACE
HOUSE.



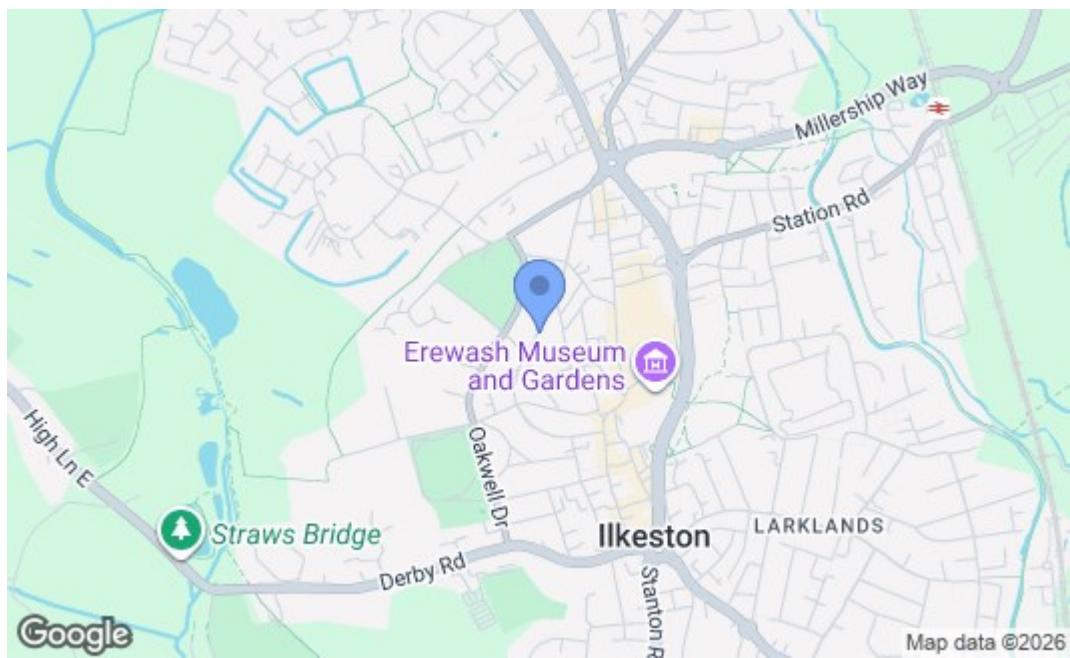
Situated behind this attractive period facade lies a modern, contemporary and surprisingly spacious family home.

This three bedroom end of terrace property comes to the market in a ready to move into condition, with features including gas fired central heating served from a combination boiler, double glazed windows throughout, a particularly good sized fully fitted kitchen with useful utility room and cloaks/WC. Other features include two well proportioned reception rooms and worthy of note, the property enjoys expansive rear gardens with sections laid to lawn and three patio/seating areas which capture the sun at different points of the day.

Situated in this attractive, tree-lined avenue, close to local amenities, including the town centre of Ilkeston, regular bus service, schools for all ages, Victoria Park and local leisure centre.

The property will make a fantastic first purchase, as well as those looking for a family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		63
(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 CO₂ 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.