



Gisbey Road  
Ilkeston, Derbyshire DE7 4SF

A TWO DOUBLE BEDROOM MODERN  
TOWN HOUSE.

**£190,000 Freehold**



We are please to offer for sale this two double bedroom modern town house offered for sale with NO UPWARD CHAIN.

This property was originally built in 2019 by Persimmon Homes and as such has all the benefits of being an energy efficient home with gas fired central heating served from a combination boiler and uPVC double glazed windows. The current owner has installed blinds to all windows which are included in the sale.

Situated in this quickly established residential development known as 'Elkas Rise' on the outskirts of Ilkeston and is within easy reach of many local amenities, including the town centre itself and good road links to nearby towns and suburbs, including the cities of Nottingham and Derby.

Off-street parking is provided at the front and the property enjoys an enclosed rear garden with patio and lawn.

Immaculately presented and ready to move into, this property will make a fantastic first time purchase and an internal viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## LOUNGE

15'0" x 8'0" (4.59 x 2.46)

Radiator, double glazed windows to the front (with fitted blinds). Door to dining kitchen.

## DINING KITCHEN

15'0" x 8'0" increasing to 12'6" (4.59 x 2.46 increasing to 3.83)

To the kitchen area there is a range of fitted wall, base and drawer units, work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window (with fitted blind). To the dining area there is a radiator and double glazed French doors opening to the rear garden (with fitted blinds).

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'7" x 8'6" (3.85 x 2.6)

Radiator, two double glazed windows (both with fitted blinds).

## BEDROOM TWO

10'7" x 8'1" (3.24 x 2.47)

Radiator, double glazed window to the rear (with fitted blind).

## BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, radiator.

## OUTSIDE

There is an open forecourt with off-street parking for one vehicle. The rear garden is fenced and enclosed with a patio area, section of garden laid to lawn, pathway running along one side to the foot of the plot where there is a

further paved patio area and gate leading to a path which leads to the front of the terrace.

## AGENT NOTE

The property is freehold but subject to a service charge/contribution to the private estate and we understand that this is currently approximately £145 on an annual basis.

## COUNCIL TAX

Erewash Borough Council Band B.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed -

Phone Signal –

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Very Low Risk

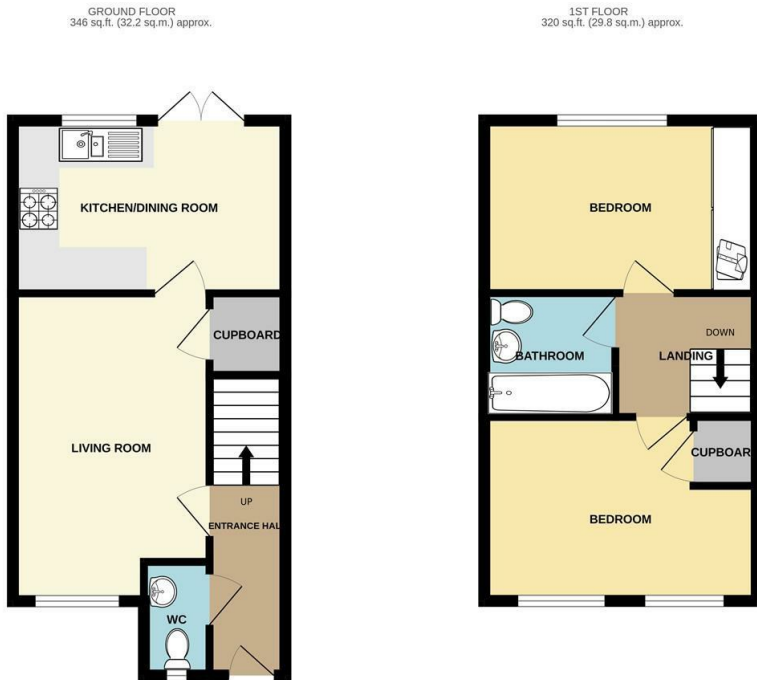
Flood Defenses – No

Non-Standard Construction – No

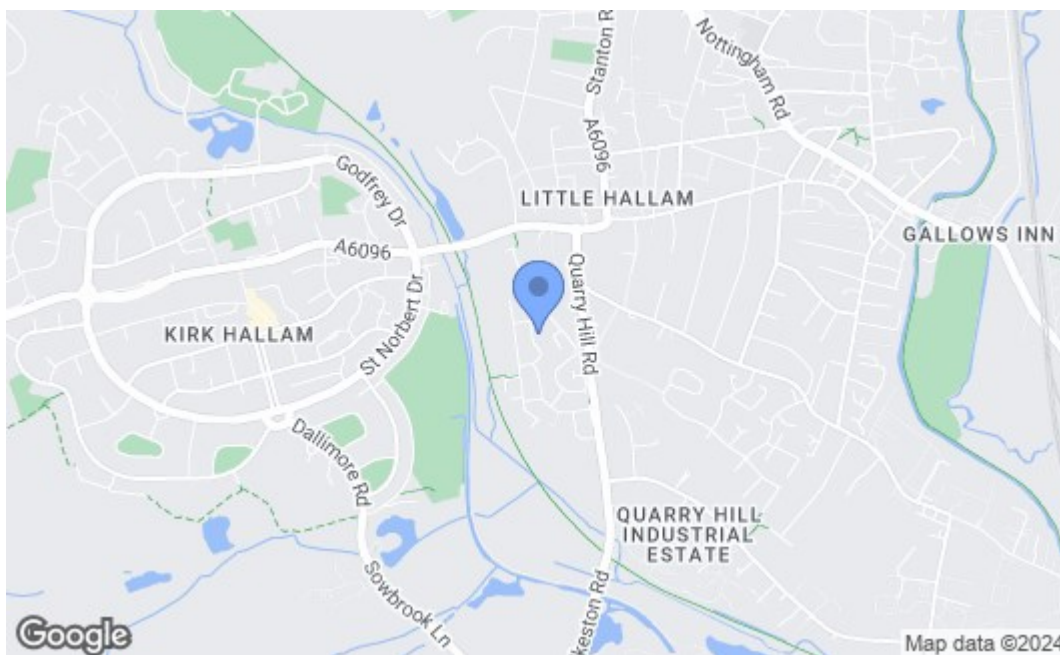
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 667 sq.ft. (61.9 sq.m.) approx.  
 While 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. This 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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