



Oakham Way  
Ilkeston, Derbyshire DE7 8TF

**£185,000 Freehold**

A TWO DOUBLE BEDROOM DETACHED  
BUNGALOW.



Situated in a cul de sac of mainly detached houses and bungalows, this property is set back from the road with a forecourt providing parking for two vehicles and an enclosed, easy to maintain rear garden with lawn section and bedding.

The property benefits from gas fired central heating served from a combination boiler and double glazed windows.

The accommodation comprises a fitted kitchen diner with archway leading through to the living room. There is an inner hallway which provides access to the two bedrooms and bathroom/WC.

Situated in this popular residential suburb, the property is within walking distance of Heanor Road where a regular bus service can be found, as well as being within easy reach of Ilkeston Community Hospital and the market town centre of Ilkeston.

This property is ideal for those looking to downsize to single storey living and internal viewing is recommended.



### KITCHEN DINER

14'9" x 8'8" (4.5 x 2.66)

Range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, gas hob. Wall mounted 'Baxi' combination boiler (for central heating and hot water). Radiator, plumbing and space for washing machine, double glazed window to the front, double glazed window and side entrance door. Archway to lounge diner.

### LIVING ROOM

16'10" x 11'4" (5.14 x 3.46)

Radiator, double glazed window to the front. Door to inner hallway.

### INNER HALLWAY

Loft hatch, doors to bedrooms and bathroom.

### BEDROOM ONE

12'1" x 10'10" (3.70 x 3.32)

Radiator, double glazed window to the rear.

### BEDROOM TWO

12'2" x 9'0" (3.72 x 2.76)

Radiator, double glazed window to the rear.

### BATHROOM

7'3" x 6'3" (2.23 x 1.93)

Three piece suite comprising wash hand basin, low flush WC, bath. Tiled walls, radiator, double glazed window.

### OUTSIDE

The property is set back from the road with a forecourt providing off-street parking for at least two vehicles. There is an open plan shrub bed. There is gated access at the side of the house with a limited width driveway running along the side elevation to a hard standing at the foot of the plot. The rear garden is fenced in with two sections laid to lawn with flower/shrub beds.

### COUNCIL TAX

Erewash Borough Council Band C.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating from combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast and Ultrafast

Phone Signal – EE, Vodafone and O2 = Amber - Three = no signal

Sewage – Mains supply

Flood Risk – Rivers and the Sea = Low Risk - Surface Water = Very Low Risk

Flood Defenses – No

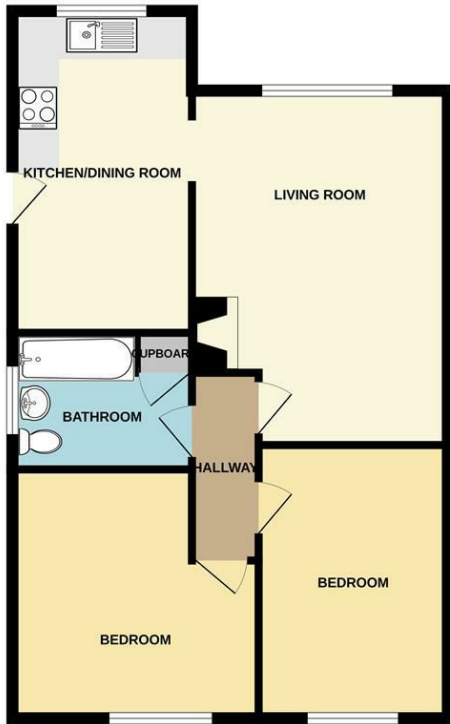
Non-Standard Construction – No

Any Legal Restrictions – No

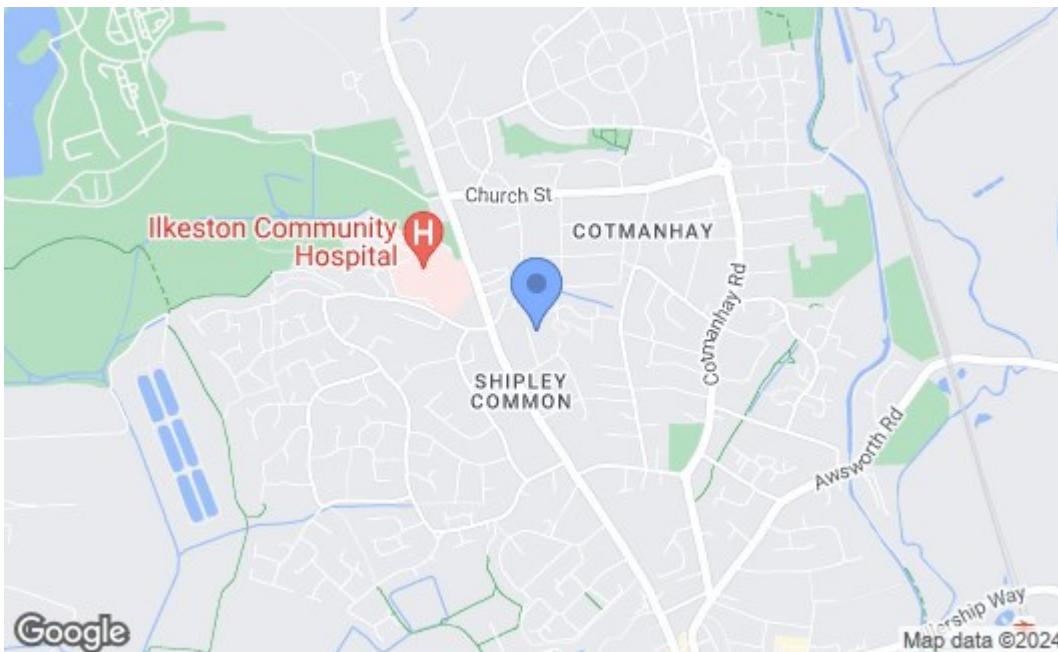
Other Material Issues – Coal mining report in area



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <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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