Robert Ellis

look no further. . .

236 Nottingham Road
Ilkeston, Derbyshire DE7 5AJ

Guide Price £85,000 Freehold

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A bay fronted, two bedroom, two reception room terraced house offered for sale with NO UPWARD CHAIN. In need of modernisation and improvement throughout. Gas heating, two ground floor reception rooms, two first floor double bedrooms, enclosed garden space to the rear. The property is situated on Nottingham Road in Ilkeston, offering easy access to the shops and services in the town centre. There is also easy access to good schooling, healthcare needs and transport links. We recommend an internal viewing.

LOUNGE
12'11" max x 11'6" (3.96 max x 3.52)
Glazed bay window to the front, radiator, decorative coving, tiled fireplace incorporating three bar gas fire, meter cupboard area. Door to inner lobby.

INNER LOBBY
2'10" x 2'8" (0.88 x 0.83)
Understairs storage cupboard with shelving. Archway to dining room.

DINING ROOM
11'6" x 11'6" (3.51 x 3.52)
Window to the rear, radiator, coving, tiled fireplace incorporating gas fire. Door and staircase rising to the first floor. Wall light points and archway to the kitchen.

KITCHEN
8'8" x 7'4" (2.66 x 2.24)
Fitted base storage cupboard with single sink and draining board over, space for cooker, fridge/freezer, plumbing for washing machine, window to the side, panel and glazed door to the outside. Tiled floor, radiator, wall mounted gas boiler (for central heating). Door to bathroom.

BATHROOM
6'11" x 5'1" (2.11 x 1.55)
Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and handheld shower attachment over, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, ladder towel radiator, window to the side.

FIRST FLOOR LANDING
Doors to both bedrooms.

FRONT BEDROOM
11'8" x 11'7" (3.57 x 3.55)
Window to the front, radiator, fitted wardrobe.

REAR BEDROOM
11'7" x 11'2" (3.54 x 3.41)
Window to the rear, radiator, decorative original fireplace, useful overstairs storage cupboard which also houses access to the loft space.

OUTSIDE
To the front of the property there is a dwarf brick boundary wall, pedestrian gate and pathway leading to the front entrance door.

TO THE REAR
The rear garden is split into various sections with an initial courtyard area offering access to a garden shed. There are then steps leading up to the second part of the garden to which there is a greenhouse and a further shed to the foot of the plot. To the rear of the garden there is gated access to the neighbouring road to the back where on-street parking (non-allocated) can be found.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. At the "T" junction adjacent to St Helens Church, veer left onto Ilkeston Road Trowell and continue to the bend in the road to the left onto Nottingham Road Ilkeston. Continue up the hill and the property can be found on the right hand side, identified by our For Sale board. Ref: 8455NH

Whilst 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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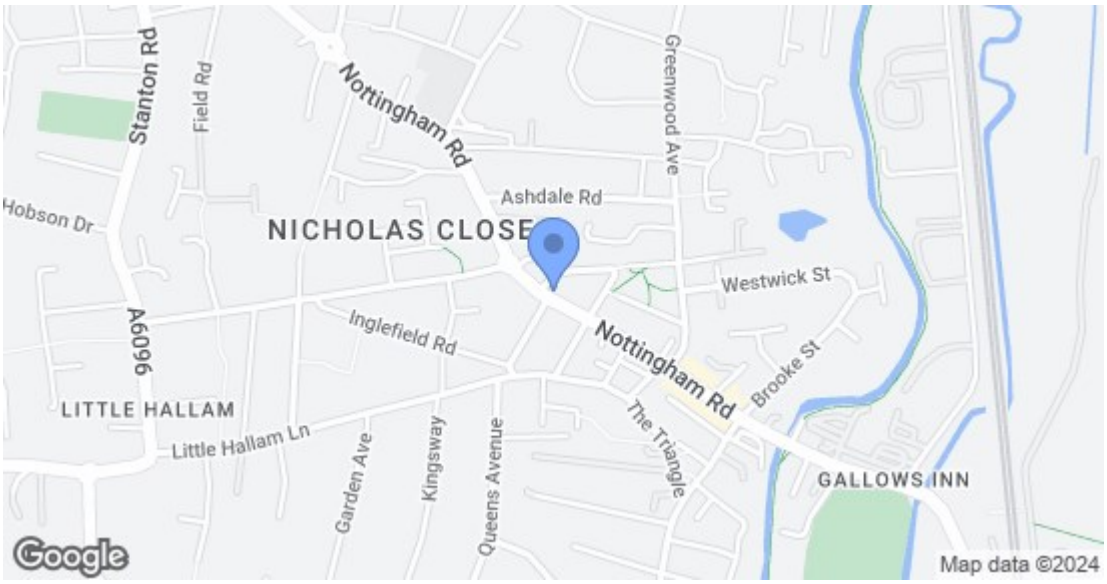

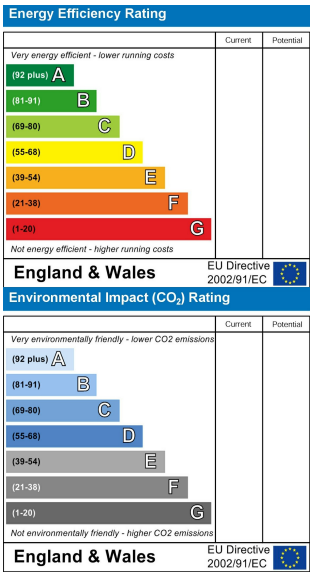

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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