



26 French Street
Ilkeston, Derbyshire DE7 5BA

£117,500 Freehold

A TWO BEDROOM MID TERRACED HOUSE



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A TWO BEDROOM MID TERRACED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED PART OF ILKESTON.

With accommodation over two floors comprising living room, inner lobby, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, UPVC double glazing, recent damp proof course conducted in 2020 (under guarantee) and open views of the children's play park to the front.

Having been previously rented, the property would make an ideal first time buy or investment opportunity and sits favourably within easy access of the shops and services within Ilkeston town centre. There is also easy access to nearby supermarkets/convenience store such as Morrisons, Tesco and ASDA petrol station, whilst being well placed for good healthcare needs and transport links including the recently re-opened Ilkeston train station.

We highly recommend an internal viewing.



LOUNGE

11'8" x 11'4" (3.56 x 3.46)

UPVC panel and double glazed front entrance door, laminate flooring, meter box, double glazed window to the front, radiator, media point and wall hung electric fire. Opening to:

INNER LOBBY

Laminate flooring, useful understairs storage space and opening through to:

DINING ROOM

11'3" x 11'3" (3.45 x 3.43)

Laminate flooring, radiator, door with stairs up to the first floor and opening to:

KITCHEN

10'10" x 6'9" (3.32 x 2.07)

The kitchen area comprises a range of matching fitted base and wall storage cupboards with granite style roll top work surfacing incorporating single sink and drainer with central mixer tap and tiled splashbacks, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled floor, wall mounted gas fired central heating combination boiler, double glazed window to the rear, UPVC panel and double glazed door to outside.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom and loft access point.

BEDROOM 1

11'3" x 10'11" (3.43 x 3.34)

Double glazed window to the front, radiator and views over the park.

BEDROOM 2

11'5" x 8'1" (3.48 x 2.48)

Double glazed window to the rear, radiator and useful overstairs storage cupboard.

BATHROOM

6'7" x 5'9" (2.01 x 1.76)

Three piece suite comprising panel bath with electric shower over, mixer tap and additional hand-held shower attachment, wash hand basin with mixer tap and push-flush w.c. Partially tiled walls and tiled floor, double glazed window to the rear, chrome heated ladder towel radiator and extractor fan.

OUTSIDE

The property fronts the kerbside and benefits from a shared side access gate leading into the enclosed courtyard style garden, having been designed for each of maintenance. UPVC door giving access back to the kitchen.

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 turn left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left and continue towards Trowell Village and to the 'T' junction adjacent to St Helen's Church. Veer left and continue along Ilkeston Road Trowell heading towards Ilkeston and follow the bend in the road round to the left onto Nottingham Road, Ilkeston. Look for and take an eventual right turn onto French Street, after passing the ASDA filling station and the property can be found on the left hand side.

Ref: 7071nh





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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 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 CO ₂ 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.