



**Windsor Crescent  
, Ilkeston DE7 4HD**

**Guide Price £180,000 Freehold**

A TWO DOUBLE BEDROOM PROPERTY  
OFFERING DECEPTIVELY SPACIOUS  
ACCOMMODATION AND LANDSCAPED  
REAR GARDEN



A TWO DOUBLE BEDROOM PROPERTY WITH LANDSCAPED GARDEN TO THE REAR.

Robert Ellis are delighted to bring to the market this deceptively spacious and well presented two bedroom semi detached house situated in this popular residential location, with easy access to local amenities and schools, the property has been tastefully decorated and is modern throughout and will suit a first time buyer or investor. Outside has also had a complete overhaul with new patio, composite decking and artificial lawn installed.

The property is constructed of brick to the external elevations all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing and the accommodation comprises of an entrance porch, hall, lounge and kitchen diner.

To the first floor there are two well proportioned double bedrooms and the family bathroom. Outside the property has great stance and curb appeal from the road with the benefit of off street parking and the rear garden has been landscaped with a patio, composite decking, artificial lawn, off the road parking and access to the detached garage.



Porch  
UPVC double glazed door to the front and double glazed window to the side.

Hall

Lounge

Dining Kitchen

First Floor Landing

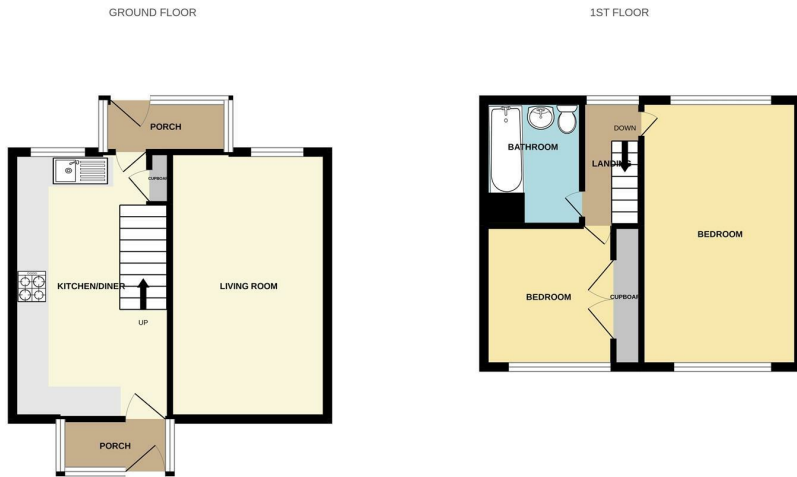
Bedroom 1

Bedroom 2

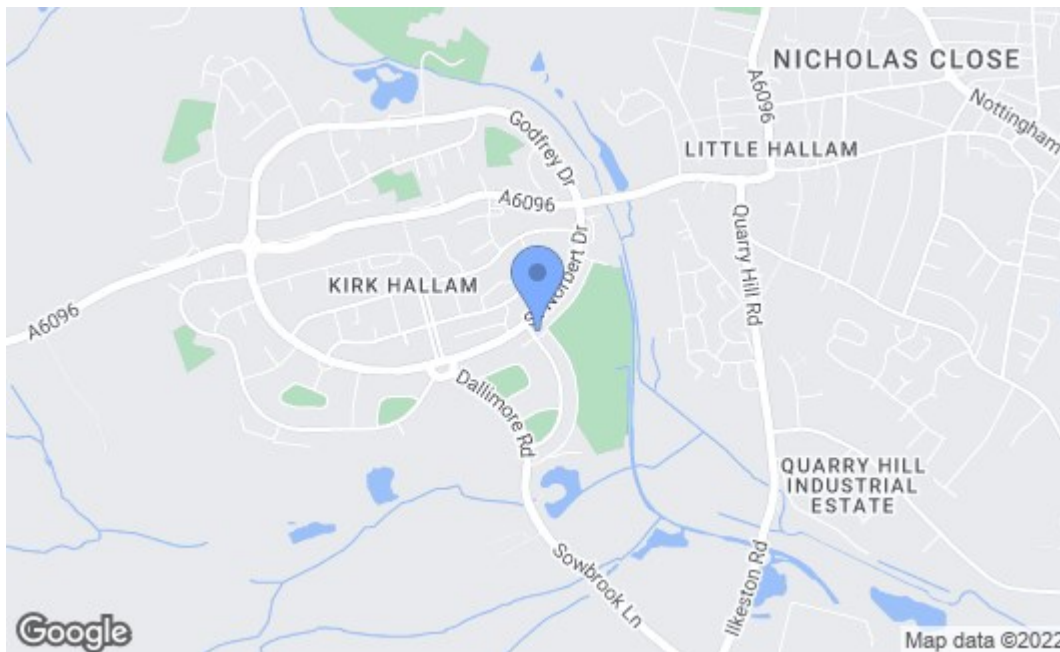
Bathroom

Outside





Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix 62022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.