Robert Ellis

look no further. . .

Broadway

, Ilkeston DE7 8TD

A TWO BEDROOM DETACHED BUNGALOW.

£167,500 Freehold

0115 949 0044

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A two bedroom detached bungalow situated in a quiet residential street in this popular suburb.

The property benefits from gas fired central heating served from an updated boiler (in 2019). The wet room was updated around the same time. The property is double glazed and offered for sale with immediate vacant possession, requiring some refurbishment.

Situated in an elevated position with private back garden backing onto a small copse. Broadway is a small 'horseshoe' shaped residential street conveniently situated close to the market town centre of Ilkeston. Also within walking distance of a regular bus service.

A block paved forecourt provides off-street parking as does the driveway at the side of the house. The rear garden is enclosed tiered with patio and lawn.

Whilst requiring some improvement, this property offers great potential for those looking for single storey living.

KITCHEN
10'2" x 9'8" (3.10 x 2.96)
Fitted range of wall and base units with work surfacing and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine, wall mounted Baxi combination boiler (for central heating and hot water) installed approximately 2019. Walk-in pantry, double glazed window and side entrance door. Door to lounge/diner.

LOUNGE/DINER
18'7" x 15'8" reducing to 11'1" (5.67 x 4.8 reducing to 3.4)
Radiator, double glazed bay window to the front. Door to inner hallway.

INNER HALLWAY
Doors to bedroom and wet room. Hatch and ladder to partially boarded loft.

BEDROOM ONE
14'7" x 11'2" (4.46 x 3.41)
Fitted bedroom furniture including wardrobes and cupboards. Sink unit with vanity, radiator, double glazed patio door to the rear.

BEDROOM TWO
12'2" x 10'2" (3.73 x 3.11)
Fitted wardrobes and eye level units. Radiator, double glazed window to the rear.

WET ROOM
6'10" x 5'1" (2.10 x 1.55)
Refurbished in 2019 and comprises wash hand basin, low flush WC and shower area with low level shower screen and electric shower. Double glazed window.

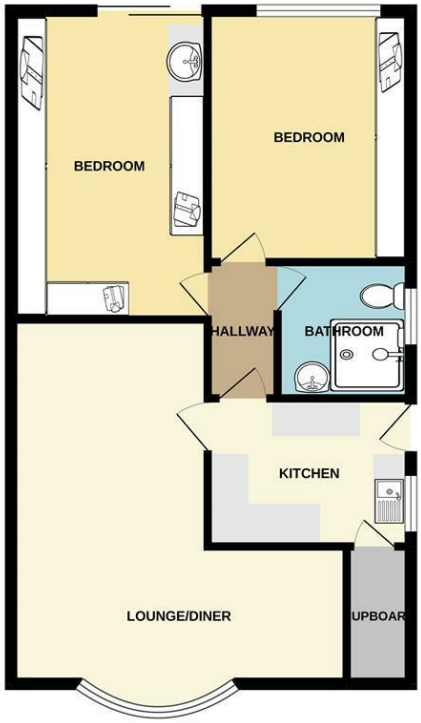
OUTSIDE
To the front is a block paved forecourt providing off-street parking which also leads to a driveway sloping upwards where the front door can be found. The rear garden is enclosed with block paved patio, stone retaining wall, raised rockery. The garden is fenced and enclosed, and backs onto a small copse.

DIRECTIONAL NOTE

When entering Ilkeston from Nottingham, follow the A6007 Chalens Way towards Heanor. Continue over the middle traffic island and at the lower traffic island (with the Stanton wagon), proceed towards Heanor on the A6007. Follow the road along, passing Granby Junior School on the right. Look for and turn right onto Broadway. Follow the road down, turning left onto the continuation of Broadway and the property can be found on the left hand side identified by our For Sale board.

Ref:7769PS

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

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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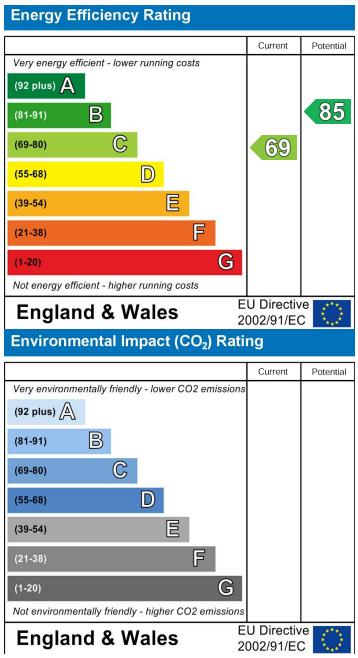

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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