



**Albany Street
Ilkeston, Derbyshire DE7 5AD**

**A TWO BEDROOM MID TERRACED HOUSE
BEING SOLD WITH TENANT IN SITU**

Guide Price £85,000 Freehold



The current tenant has been in situ for 10+ years, currently paying £590 PCM, with a potential of £648 PCM via the housing allowance calculator.

The property has accommodation over two floors comprising living room and kitchen to the ground floor. The first floor landing provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing and generous garden to the rear.

The property is being sold with tenant in situ as an investment only purchase. We highly recommend that the buyer reviews the legal pack before the auction starts.



LOUNGE

13'2" x 11'10" (4.03 x 3.63)

uPVC double glazed front door, uPVC double glazed window, radiator, part panelling and media points.

DINING KITCHEN

12'0" x 9'11" (3.67 x 3.04)

Equipped with a matching range of wall and base units with granite-style tops incorporating one and a half bowl sink unit and drainer with tile splashbacks, wall mounted gas combination boiler, double glazed window (with fitted blind), uPVC double glazed door to outside, radiator, space for cooker, stairs rising to the first floor with understairs storage space.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

BEDROOM ONE

13'2" x 11'5" (4.03 x 3.48)

Double glazed window, radiator.

BEDROOM TWO

11'9" x 5'6" (3.60 x 1.69)

Double glazed window, radiator.

BATHROOM

8'2" x 7'3" (2.50 x 2.22)

Three piece suite comprising bath, push flush WC, wash hand basin with tile splashbacks. Wall mounted bathroom cabinet, double glazed window, radiator.

OUTSIDE

The property fronts the street with side access shared with neighbouring properties. The rear garden is of a generous length with patio and lawns.

DIRECTIONAL NOTE

The property can be approached via Nottingham Road in Ilkeston, turning right on Albany Street.



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 | | |

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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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.