

Robert Ellis

look no further...



**Springfield Gardens
Ilkeston, Derbyshire DE7 8HY**

**A TWO BEDROOM MID TERRACED
HOUSE.**

£139,950 Freehold

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Are you looking to make the first steps onto the property ladder? If so, this two double bedroom mid terraced house will be perfect for you.

Offering a cosy yet spacious interior, the property benefits from gas fired central heating and double glazed windows throughout. There are two reception rooms, fitted kitchen, and modern bathroom (to the first floor).

A further feature of this property is in the south facing rear garden, where the current owner has refurbished the original outbuilding to provide for a useful space, currently used as a music room. This offers a great den, small home office or simply for additional storage.

Situated in this popular traditional residential suburb on the outskirts of Ilkeston and close to all the amenities that the market town centre offers, including major supermarkets and train station with convenient access to Nottingham, Derby, etc.

As well as being ideal for first time buyers, this home would also suit those looking to downsize or possibly a long term buy to let investment.

Viewing is recommended.



LOUNGE

11'0" x 10'9" (3.36 x 3.28)

Radiator, double glazed window, front entrance door.

INNER LOBBY

Understairs store cupboard, access to dining room.

DINING ROOM

11'0" x 12'4" (3.37 x 3.77)

Radiator, double glazed window to the rear.

KITCHEN

8'10" x 5'4" (2.7 x 1.64)

Range of modern fitted wall, base and drawer units, inset stainless steel sink unit with single drainer, built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, gas combination boiler (for central heating and hot water). Double glazed window and door to rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'0" x 9'11" (3.36 x 3.03)

Radiator, double glazed windows to the front.

BEDROOM TWO

12'5" x 8'1" (3.79 x 2.48)

Overstairs store cupboard, radiator, double glazed window to the rear.

BATHROOM

7'10" x 5'4" (2.4 x 1.65)

Modern three piece suite comprising pedestal wash hand basin, low flush WC, bath with mixer shower attachment over. Tiling to walls, radiator, double glazed window.

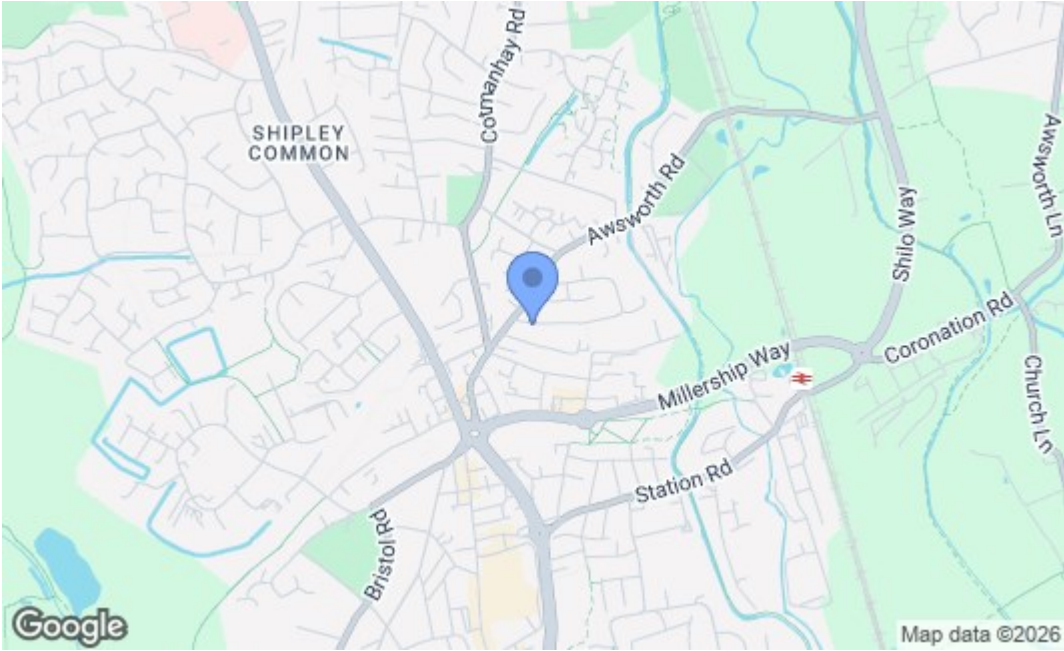
OUTSIDE

The property fronts the pavement. To the rear, the property enjoys a fenced and walled in enclosed south facing garden, paved for ease of maintenance. At the foot of the plot there is a traditional brick outbuilding which has been refurbished internally to provide a useful space with light and power, currently used as a music room but could equally be used as a den, home office or simply for storage.





While every effort has been made to ensure the accuracy of the floor plan, it is not intended to be a legal document. It is 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		
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