



King Street  
Ilkeston, Derbyshire DE7 8GJ

**£99,950 Freehold**

A WHITE RENDERED TWO BEDROOM  
TERRACED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A WHITE RENDERED TRADITIONAL, TWO UP TWO DOWN, TWO BEDROOM, TWO RECEPTION ROOM MID TERRACED HOUSE OFFERED FOR SALE AS AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY.

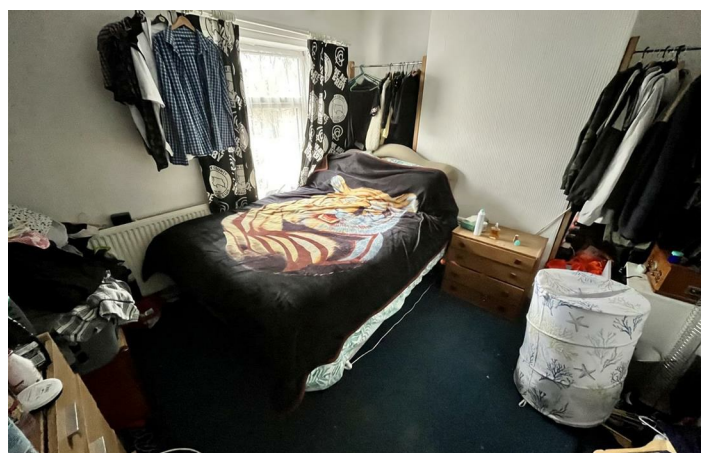
Currently rented, but under notice, the rent is currently passing at £500.00 pcm, the current tenancy being on an assured shorthold tenancy basis with the current tenant looking to stay and reside in the property for as long as possible.

With traditional accommodation over two floors comprising front living room, middle lobby, kitchen, rear lobby and bathroom to the ground floor. The first floor landing splits and affords access to two double bedrooms.

Other benefits to the property include gas fired central heating, double glazing and enclosed garden with useful storage. The gas and electricity certificates up to date and can be passed on to the onward Landlord.

The property itself sits favourably, running off Station Street in Ilkeston and offering easy access to the nearby retail park and shopping facilities within Ilkeston town centre.

We highly recommend an internal viewing.



#### LOUNGE

11'0" x 10'5" (3.36 x 3.19)

UPVC double glazed front entrance door, double glazed window to the front, radiator and meters. Central chimney breast with brick and tiled fireplace incorporating three bar gas fire.

#### INNER LOBBY

2'9" x 2'7" (0.86 x 0.8)

Glazed door to kitchen, useful understairs storage space with shelving and opening through to lounge.

#### KITCHEN

11'9" x 11'0" (3.59 x 3.36)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating single sink unit and draining board with tiled splashbacks. Plumbing for washing machine, space for cooker, space for fridge/freezer, double glazed window to the rear, space for dining table and chairs, turning staircase rising to the first floor and glazed door to inner lobby.

#### REAR LOBBY

5'7" x 2'9" (1.72 x 0.84)

Door to bathroom and door back through to the kitchen, UPVC double glazed side exit door to garden.

#### BATHROOM

7'4" x 5'2" (2.26 x 1.58)

Three piece suite comprising panel bath with electric shower over, low flush w.c. and wash hand basin. Tiling to one wall, double glazed window to the rear with fitted blinds, extractor unit and radiator.

#### FIRST FLOOR LANDING

Doors to both bedrooms

#### FRONT BEDROOM

11'0" x 9'10" (3.37 x 3.02)

Double glazed window to the front and radiator.

#### REAR BEDROOM

11'2" x 11'0" (3.42 x 3.356)

Double glazed window to the rear, radiator and useful over the stairs storage cupboard and boiler cupboard housing the gas fired central heating combination boiler.

#### OUTSIDE

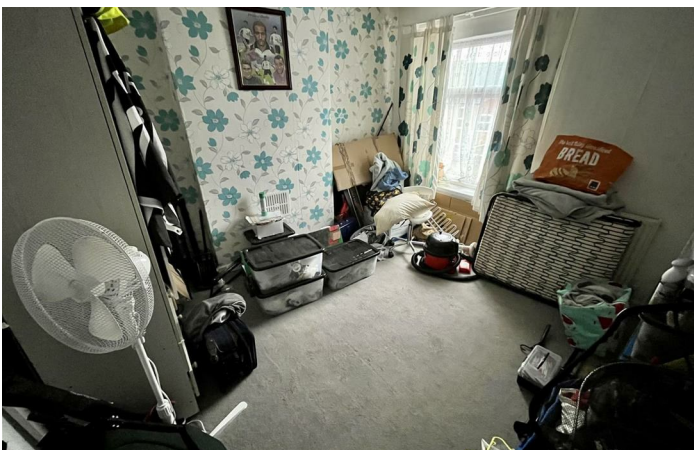
The rear garden is bounded by timber fencing with gated access leading through for bin access. There is a useful garden store to the rear.

#### DIRECTIONAL NOTE

Enter Ilkeston from Trowell to the main roundabout and proceed along Chalons Way heading towards Shipley and Heanor. At the next mini roundabout turn right onto Station Street and take the second left onto King Street. The property can then be found towards the end of the road on the right hand side.

#### AGENTS NOTE

The property has been sold as a residential investment opportunity with tenant in situ with a current rent passing of £500.00 pcm. The tenants have a longstanding history in the property and would like to reside as long as possible due to being there for many years as a family.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.