Robert Ellis

look no further. . .

Nottingham Road
Ilkeston, Derbyshire DE7 5BD

A TOTALLY RENOVATED AND RE-FITTED BAY FRONTED TWO BEDROOM END OF TERRACE HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £150,000 Freehold

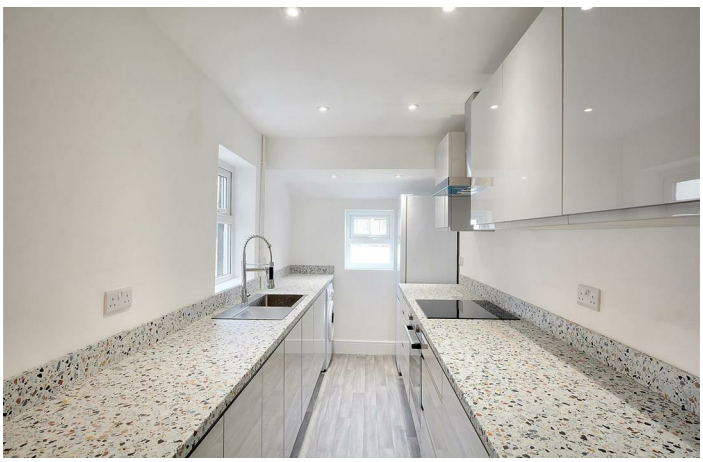
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED AND RE-FITTED BAY FRONTED, TWO BEDROOM END OF TERRACE HOUSE OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises bay fronted living room, dining room and galley kitchen. The first floor landing provides access to two bedrooms and a newly fitted bathroom suite.

The property also benefits from gas fired central heating from newly fitted combi boiler, double glazing, feature composite door, enclosed courtyard style garden to the rear, and brand new (under warranty) kitchen appliances, including free standing washing machine and fridge freezer, included within the sale.

The property has been thoughtfully and carefully renovated with no expense spared to make as energy efficient and as cheap to run as possible, raising the EPC from an E to a C. The location offers easy access to a variety of nearby transport links, bus services, Ilkeston train station, as well as nearby shopping facilities, schooling, healthcare needs and open countryside.

Due to the property's ready to move into condition, we believe the property would ideally suit a first time buyer or young families alike. We highly encourage an internal viewing to fully appreciate the work and effort put into the renovation of the property.



LOUNGE
13'6" into bay x 11'5" (4.12 into bay x 3.50)
Composite and double glazed front entrance door, double glazed bay window to the front, boxed in meter cupboards, radiator, newly laid carpet. Opening through to inner lobby.

INNER LOBY
Newly laid carpet, useful understairs (carpeted) storage space. Opening through to dining area.

DINING AREA
11'10" x 11'5" (3.61 x 3.50)
uPVC panel and double glazed exit door to outside, newly laid carpet, radiator, feature lighting and staircase rising to the first floor. Opening through to galley kitchen.

GALLEY KITCHEN
12'0" x 5'10" (3.68 x 1.80)
The kitchen is equipped with a newly fitted range of handleless soft closing base, wall and storage cupboards and drawers with marble effect roll top work surfaces incorporating single sink and pullout spray hose mixer tap, fitted four ring Beko hob with extractor over and oven beneath, washing machine and full height fridge/freezer (both included in sale), double glazed windows to the side and rear letting in lots of natural light, LED spotlights, laminate style vinyl flooring.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Radiator, loft access point.

BEDROOM ONE
11'6" x 11'1" (3.51 x 3.40)
Double glazed window to the front, radiator, newly laid carpet.

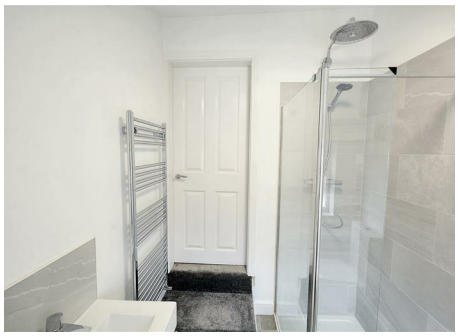
BEDROOM TWO
12'4" x 8'4" (3.76 x 2.56)
Double glazed window to the rear, radiator, newly laid carpet, useful overstairs storage space.

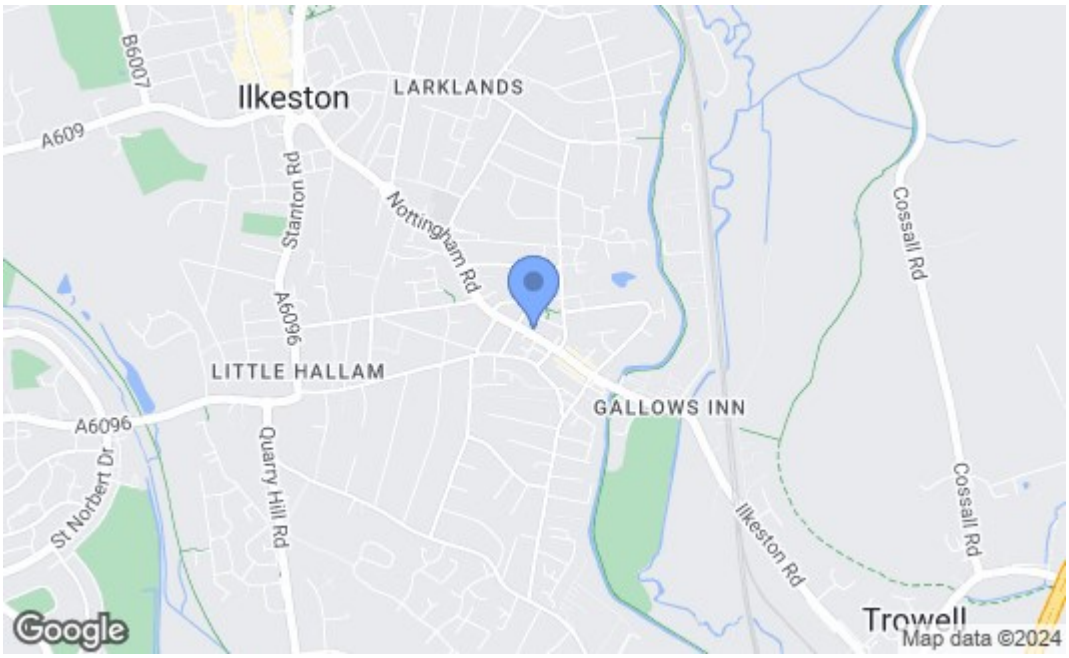
SHOWER ROOM
7'0" x 5'10" (2.15 x 1.80)
Newly fitted three piece suite comprising walk-in tiled shower cubicle with glass screen and dual attachment mains shower over, wash hand basin with mixer tap, tile splashback, handleless storage drawers beneath, push flush WC. Double glazed window to the rear, extractor fan, chrome ladder towel radiator, newly fitted gas fired combination boiler (for central heating and hot water purposes).

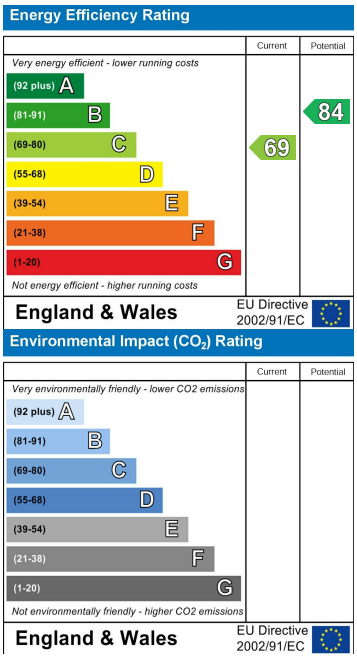
OUTSIDE
To the front of the property there is a dwarf brick boundary wall and decorative pillars to a concrete, low maintenance front, access to the feature composite front entrance door.

TO THE REAR
The rear garden is enclosed with a courtyard style design, being easy to maintain with pedestrian gate and access leading back to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction on Trowell. At the mini roundabout, veer left and continue through Trowell to the "T" junction adjacent with St Helens Church. Turn left and continue along Ilkeston Road, follow the road to the left onto Nottingham Road, as you proceed up the hill, the property can be found on the right hand side, identified by our For Sale board.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044