

Crowhurst Villas, Milton Road
Ilkeston, Derbyshire DE7 8NU

£127,500

A 1905 CONSTRUCTED TWO BEDROOM
SEMI DETACHED HOUSE



OFFERED FOR SALE AS AN INVESTMENT OPPORTUNITY WITH TENANT IN SITU, ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS 1905 CONSTRUCTED TWO BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE.

With accommodation over two floors comprising dining room, sitting room, kitchen, utility and w.c. to the ground floor. The first floor landing then provides access to two bedrooms and three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing throughout and generous garden.

Currently rented on an Assured Shorthold Tenancy Agreement to a tenant who has resided in the property for the last five years and wanting to stay for the foreseeable future, with a rent passing of £550.00 pcm. The property would make an ideal start, or to add to an existing investment portfolio.

We highly recommend an internal viewing.



DINING ROOM

11'11" x 11'7" (3.64 x 3.55)

UPVC panel and double glazed front entrance door, double glazed window to the front, wooden flooring, radiator, meter cupboard, decorative coving and matching ceiling rose. Door to:

INNER LOBBY

3'2" x 2'9" (0.98 x 0.85)

Useful understairs storage cupboard and opening through to the sitting room.

SITTING ROOM

12'2" x 12'0" (3.72 x 3.68)

Laminate flooring, double glazed window to the rear, radiator, door with staircase to first floor and media points. Door to:

KITCHEN

8'11" x 6'6" (2.72 x 2)

The kitchen comprises a range of matching fitted base and wall storage cupboards with granite effect roll top work surfacing incorporating four ring gas hob with extractor over and oven beneath, inbuilt sink and drainer with mixer tap and tiled splashbacks, space for full height fridge/freezer, tiled floor, radiator, double glazed window to the side, UPVC panel and double glazed side exit door to courtyard garden.

UTILITY ROOM

5'0" x 3'0" (1.53 x 0.92)

Plumbing for washing machine, granite effect roll top work surfaces, matching that of the kitchen, single storage cupboard beneath, UPVC exit door, tiled floor and door to:

CLOAKS/W.C.

4'1" x 3'1" (1.27 x 0.94)

Two piece suite comprising hidden cistern pull-chain w.c. and wash hand basin, tiled floor and double glazed window to the side.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

BEDROOM 1

11'10" x 11'3" (3.62 x 3.45)

Double glazed window to the front and radiator.

BEDROOM 2

12'3" x 8'11" (3.75 x 2.74)

Double glazed window overlooking the rear garden, radiator and useful overstairs storage cupboard. Loft hatch.

BATHROOM

9'1" x 6'6" (2.79 x 2)

Three piece suite comprising bath with electric shower over, low flush w.c. and wash hand basin. Majority tiled walls, double glazed window to the rear, radiator, boiler cupboard housing the gas fired central heating combination boiler with shelving above.

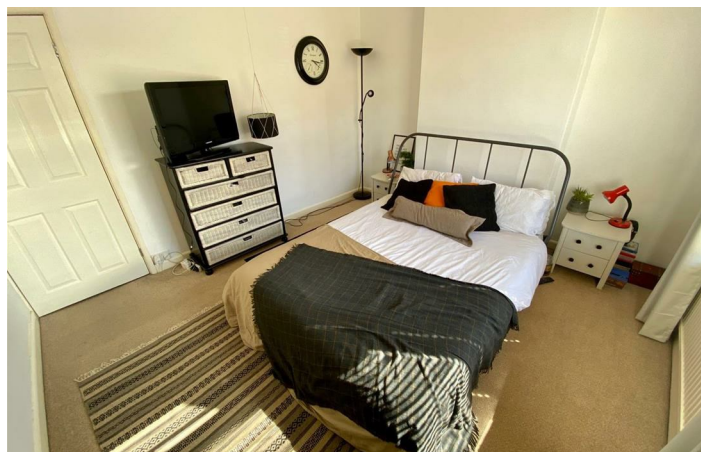
OUTSIDE

Front foregarden with wrought iron pedestrian gate and pathway to front entrance door, side access and gate into the rear garden. The rear garden comprises an initial paved courtyard, ideal for entertaining, with pathway providing access to the foot of the plot with lawn section and chip bark edges. To the rear of the plot there is a timber storage shed and the garden is enclosed by timber fencing to either side, with concrete post and gravel boards. External water tap and lighting point.

DIRECTIONAL NOTE

AGENTS' NOTE

The property is currently rented out to the tune of £450.00 p.c.m. although this is due to be reviewed to £550.00 p.c.m. upon the commencement of a new tenancy agreement with the next Landlord. The current tenants have resided in the property for the last five years and wish to stay for the foreseeable future. The property is being sold as an investment opportunity only with tenant to remain in situ.





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			
		51	79
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.