



Regent Street  
Ilkeston, DE7 5RG

A SPACIOUS AND VERSATILE, TWO  
BEDROOM, PLUS ATTIC SPACE AND  
ADDITIONAL STUDY/NURSERY MID  
TERRACED HOUSE

**Offers Over £125,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, 'TARDIS' LIKE, VERSATILE, TWO BEDROOM PLUS ATTIC SPACE AND NURSERY/STUDY, MID TERRACED HOUSE, SITUATED ONLY A SHORT DISTANCE AWAY FROM ILKESTON TOWN CENTRE.

With accommodation over three floors comprising front living room, dining room and kitchen to the ground floor. The first floor landing provides access to two double bedrooms, spacious bathroom and nursery/study room, access from which can be gained to the top floor attic space (currently used as an occasional bedroom but with no formal building regulation approval.)

Other benefits to the property include gas fired central heating, double glazing and enclosed garden.

The property sits within easy access of Ilkeston town centre and the shops and services afforded therein, with a variety of national and independent retailers, banks, supermarkets and healthcare needs. Access is also available to an array of nearby transport links, as well as the Ilkeston Train Station and for those needing schooling, this is also within easy reach of the property.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.



## LIVING ROOM

12'10" x 11'8" (3.93 x 3.58)

UPVC panel and double glazed front entrance door, double glazed window to the front, radiator, meter cupboards, coving and media points. Double doors to:

## DINING ROOM

12'9" x 9'10" (3.89 x 3.02)

Door and staircase providing access to the first floor, radiator, coving, wall light point and useful understairs storage cupboard with coat pegs, shelving and radiator.

## KITCHEN

12'8" x 7'5" (3.87 x 2.27)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating inset sink unit and draining board with central swan-neck mixer tap. Fitted four ring gas hob with double oven beneath, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear with Roman blinds, additional double glazed window to the left hand side, UPVC panel and double glazed exit door to garden, radiator and tiled splashbacks.

## FIRST FLOOR LANDING

Radiator, double glazed obscure window to the rear and doors to bedroom 2, nursery and bathroom.

## BEDROOM 1

11'2" x 9'0" (3.41 x 2.75)

Double glazed window to the front with fitted blinds, radiator and a range of fitted wardrobes to one wall, one of which houses the gas fired central heating combination boiler.

## BEDROOM 2

12'6" x 9'8" (3.82 x 2.96)

Double glazed window with fitted roller blind overlooking the rear garden, radiator, coving and fixed wall shelving.

## BATHROOM

7'6" x 6'2" (2.31 x 1.88)

Modern white three piece suite comprising bath with glass shower screen and electric shower over, push-flush w.c. and wash hand basin with central swan-neck mixer tap,

fully tiled walls, heated chrome ladder towel radiator, coving, double glazed window to the rear and additional traditional style radiator.

## STUDY/NURSERY

11'8" x 4'6" (3.57 x 1.38)

Double glazed window to the front with fitted Roman blinds, radiator, coving, wall light points and wooden staircase providing access to the attic room.

## ATTIC SPACE

13'1" x 8'7" (4.01 x 2.62)

Velux double glazed roof window to the rear, mains power, spotlights and an array of useful storage cupboards.

## OUTSIDE

To the front of the property there is a foregarden with dwarf boundary wall, pathway to front entrance door and low maintenance front garden. The rear garden is accessed initially via the UPVC kitchen door to a courtyard style patio area which leads onto a generous lawn section, screened by timber fencing with concrete posts. There is then a stepping-stone pathway providing access to the foot of the property to an additional paved patio area and good size timber storage shed. External water tap and security light point and pedestrian gate and access leading back to the front, for bin storage.

## 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 turn left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout veer left and continue past the entrance to Trowell Garden Centre, towards the 'T' junction adjacent to St Helen's Church at Trowell. Veer left again and continue round the bend in the road onto Nottingham Road, Ilkeston and proceed up the hill towards the town centre. Look for and take a left hand turn with the Catholic Church on the corner, onto Regent Street and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7324nh





TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage 01022.



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			
<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.