Robert Ellis

look no further. . .

Wash Meadow Close
Ilkeston, Derbyshire DE7 4SX

A TWO BEDROOM SEMI DETCHED HOUSE BEING SOLD IN CONJUNCTION WITH RIVERSIDE HOME OWNERSHIP ON A 30% SHARED OWNERSHIP BASIS.

£65,000 Leasehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS SHARED OWNERSHIP 30% IN CONJUNCTION WITH RIVERSIDE HOME OWNERSHIP TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND NOW ESTABLISHED MODERN LOCALISED DEVELOPMENT.

Situated within Ilkeston, you are ideally placed for access to a wide range of local amenities, this includes supermarkets, schools, healthcare facilities, public houses, restaurants and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers or young professionals.

In brief the internal accommodation comprises: entrance hall, living room, kitchen diner and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a tarmac driveway providing off-road parking for two cars. To the rear of the property there is a private and enclosed garden which is mainly laid to lawn and features and paved patio area and decking to the rear.

Having been well maintained by the current vendor this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

ENTRANCE HALL
9'2" x 4'0" (2.80 x 1.23)
Composite door through to the entrance hall with laminate flooring and radiator.

WC
4'11" x 2'9" (1.52 x 0.86)
Fitted with a low flush WC, wall mounted wash-hand basin with tile splashback, radiator and UPVC double glazed window to the front.

LIVING ROOM
15'5" x 9'3" (4.71 x 2.83)
With laminate flooring, radiator, useful under stairs storage cupboard and UPVC double glazed window to the front aspect.

KITCHEN
12'7" x 8'1" (3.85 x 2.47)
Fitted with a range of wall, base, and drawer units with work surfacing over, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge freezer and dishwasher, spotlights to ceiling, UPVC double glazed window and French doors out to the rear garden.

FIRST FLOOR LANDING
A landing space with access to the loft hatch.

BEDROOM ONE
12'7" x 9'5" (3.84 x 2.88)
A double bedroom with laminate flooring, built-in storage cupboard and two UPVC double glazed windows to the front aspect.

BEDROOM TWO
12'7" x 8'1" (3.86 x 2.48)
A double bedroom with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

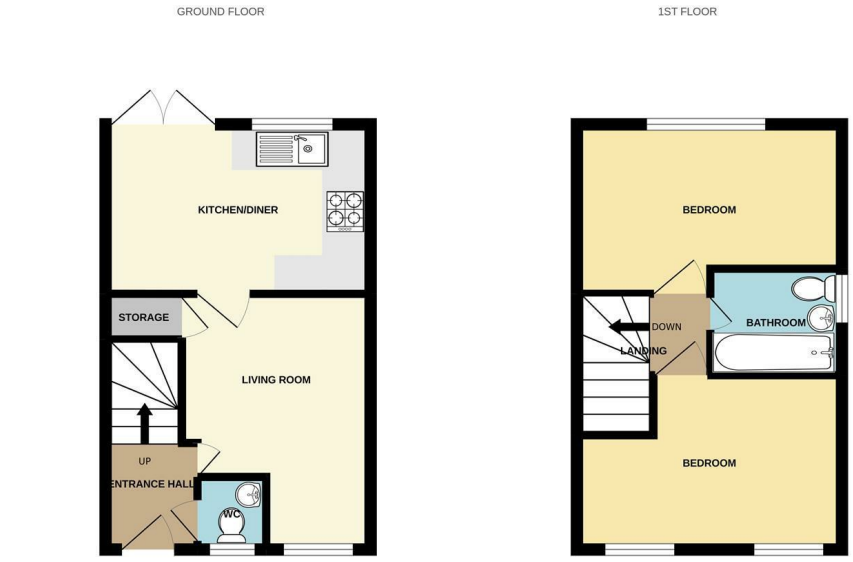
BATHROOM
6'9" x 5'10" (2.07 x 1.80)
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

OUTSIDE
To the front of the property you will find a tarmac driveway providing off-road parking for two cars. To the rear you will find a private and enclosed rear garden which is mainly laid to lawn and features a paved patio area, a further decking area to the rear and fence boundaries.

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 as if heading in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane and cross the bridge onto Stanton Gate. Turn right onto Lows Lane and continue as if heading in the direction of Stanton by Dale before following the bend in the road around to the right at Twelve Houses onto Quarry Hill Road. Take a left hand turn into the Persimmon Development onto Elka Road and follow the bend in the road around before taking an eventual left hand turn onto Wash Meadow Close.

AGENTS NOTE
The property is being sold under a 30% shared ownership scheme in conjunction with Riverside Home Ownership with the rent payable for the remaining share at £272.38 per month, plus £45.51 per month for the service charge. It is understood that the Council Tax is Band B. An application form needs to be completed by the intended purchaser to be approved by Riverside before a sale can be agreed.

AGENTS NOTE
It is also understood that staircasing can be available in due course after owning the property for at least 12 months. Discussions will need to be had with Riverside Home Ownership at the time.



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 no 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.
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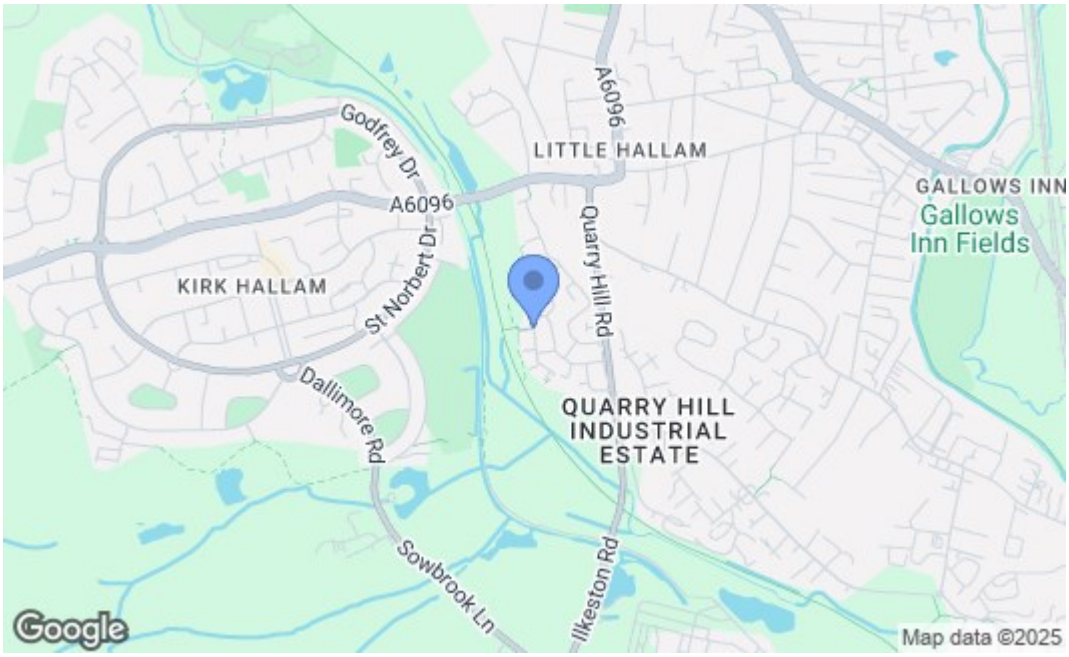

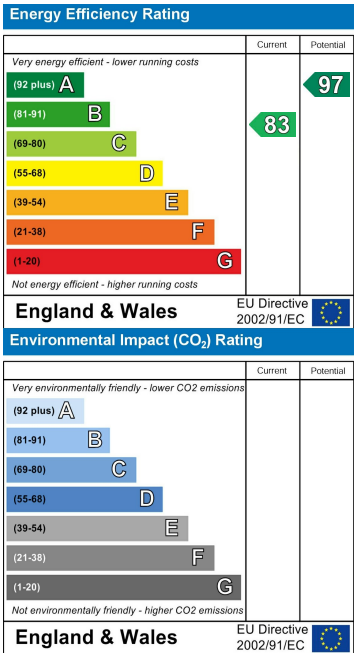

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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