

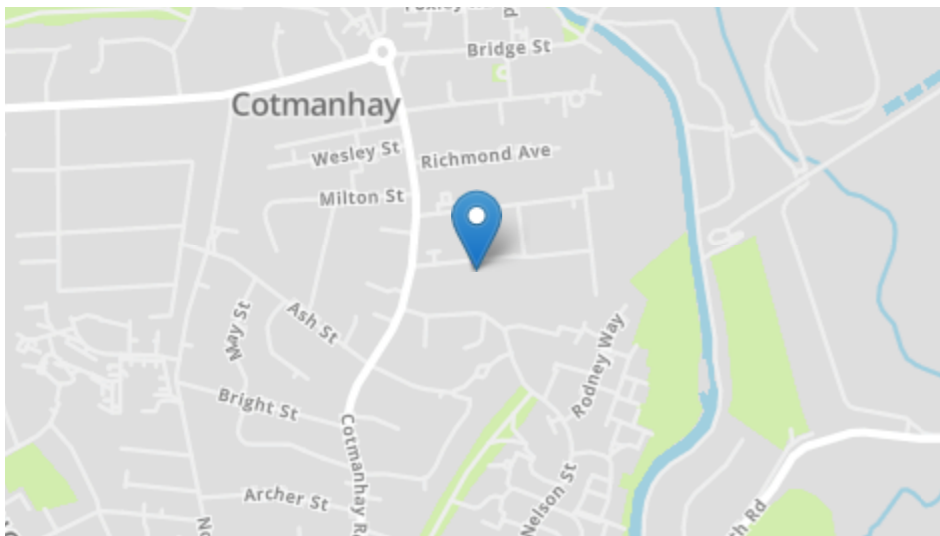
Vernon Street, Ilkeston, DE7 8PD

Offers Over £200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Newly Fitted Bathroom
- Off Road Parking
- Low Maintenance Rear Garden
- Cul De Sac Location

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26390749

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



***** SUPERB SEMI ***** This EXTENDED 3 bed semi in Ilkeston is no ordinary semi and with all the hard work done, it would suit young professionals or families looking to take their next step on the ladder. In brief, comprises: entrance hall, lounge, wc, breakfast kitchen, dining room, landing to the 3 bedrooms and superb family bathroom. Outside, the rear has artificial lawn and a covered pergola, whilst a concrete driveway to the front provides off street parking. Ilkeston is a popular town with an excellent range of local amenities and transport links including train, but this quiet cul de sac position gives the best of both worlds. We highly recommend viewing this one in person, so call our sales team now to arrange a convenient time.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor and doors to the lounge, dining room, breakfast kitchen and WC.

WC

WC, wall mounted sink, radiator, storage cupboard and obscured uPVC double glazed window to the side.

Lounge

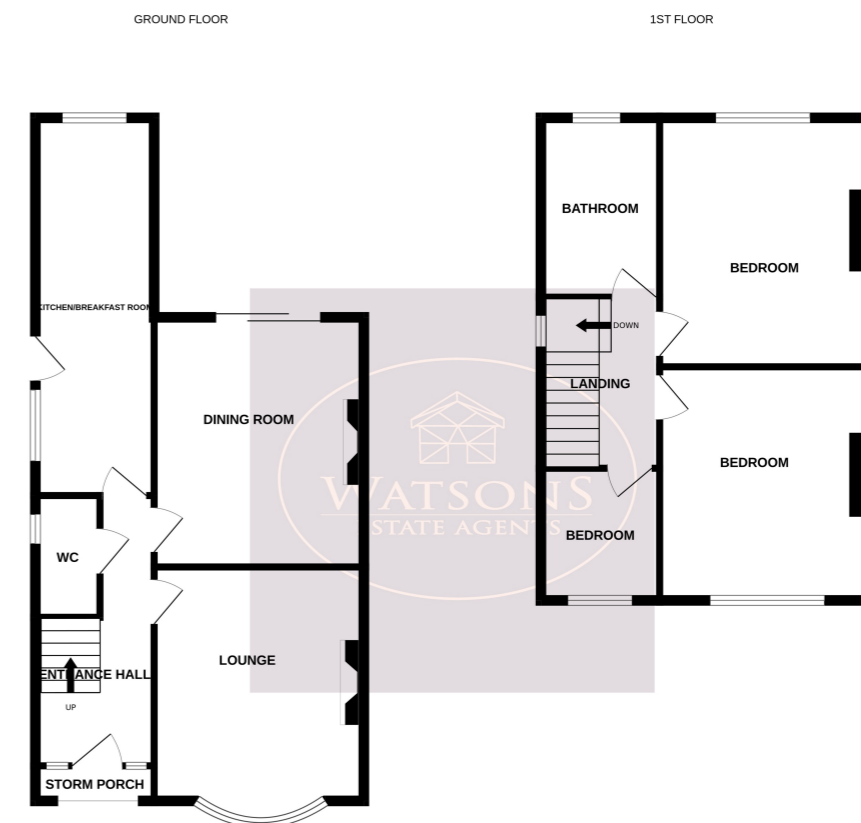
4.588m x 3.7m (15' 1" x 12' 2") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and feature fire with marble hearth and surround.

Dining Room

4.24m x 3.6m (13' 11" x 11' 10") Radiator and sliding patio doors to the rear garden.

Breakfast Kitchen

6.45m x 2.15m (21' 2" x 7' 1") A range of matching wall & base units, marble work surfaces incorporating an inset once & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven and gas hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, ceiling spotlights, uPVC double glazed windows to the side & rear and door to the side.



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 02/04

First Floor

Landing

UPVC double glazed window to the side, radiator and doors to all bedrooms and bathroom.

Bedroom 1

4.21m x 3.61m (13' 10" x 11' 10") UPVC double glazed window to the rear, exposed wooden flooring and radiator.

Bedroom 2

4.01m x 3.6m (13' 2" x 11' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.34m x 2.07m (7' 8" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and walk in shower cubicle. Ceiling spotlights, radiator and heated towel rail. Obscured uPVC double glazed window to the side.

Outside

To the front of the property, a concrete driveway provides ample off road parking. The low maintenance rear garden comprises a artificial lawn, covered pergola, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.