

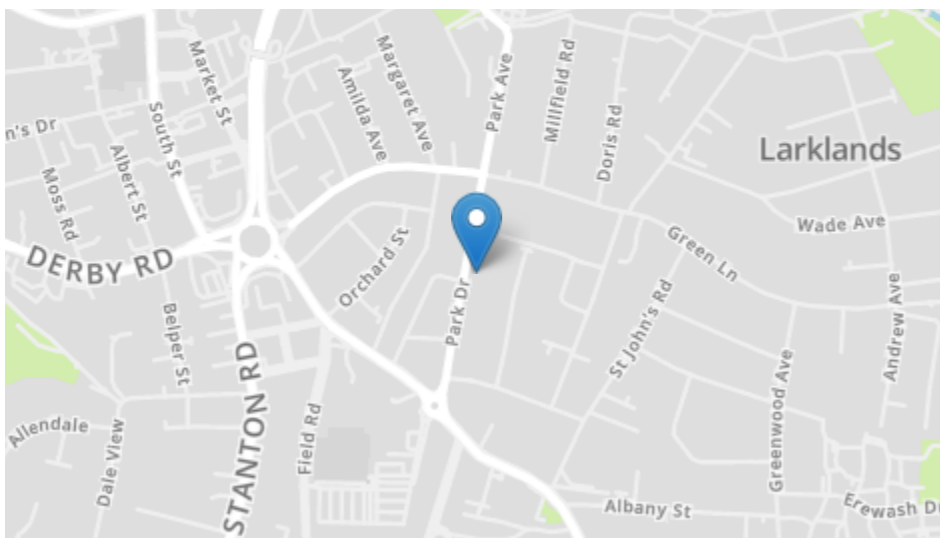
Park Drive, Ilkeston, DE7 5NS

Guide Price £180,000

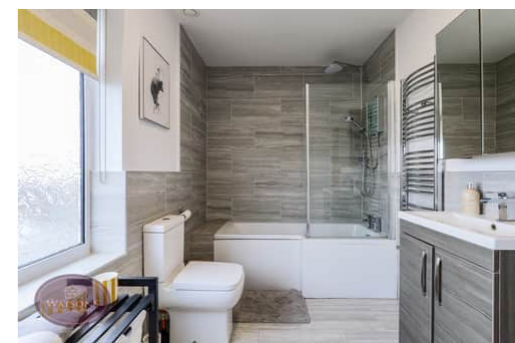


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Modern Fitted Dining Kitchen
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Private Low Maintenance Rear Garden
- Beautifully Presented

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 - 30103870

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



\*\*\* GUIDE PRICE £180,000 - £190,000 \*\*\* WELCOME HOME! This well presented two bedroom semi detached home would make a great first step onto the property ladder and benefits from a spacious lounge, modern kitchen and is well positioned within easy reach of local amenities. In short accommodation comprises of an entrance hall with door leading to a lounge with feature fireplace. There is also a modern dining kitchen with access to the rear garden which has views to the rear. To the first floor there are two double bedrooms and a modern family bathroom.

## Ground Floor

### Entrance Hall

Entrance door to the side, stairs to the first floor, wooden doors to the storage cupboard lounge and dining kitchen.

### Lounge

4.41m x 3.72m (14' 6" x 12' 2") UPVC double glazed window to the front, radiator, feature fire place with inset space for log burner style fire.

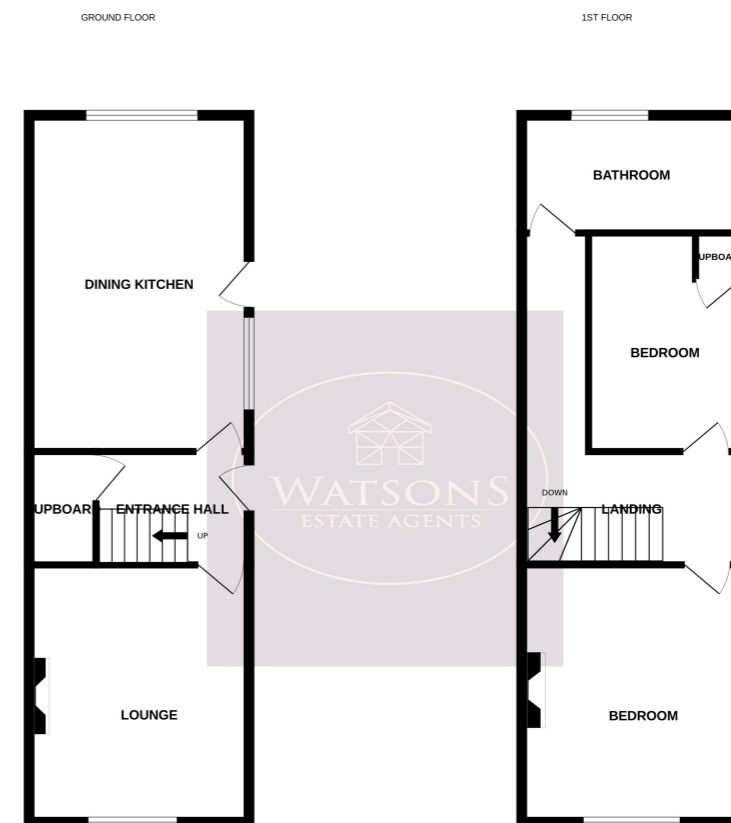
### Dining Kitchen

5.7m x 3.83m (18' 8" x 12' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & 5 ring gas hob with extractor over, plumbing for washing machine, plumbing and wiring for an American style fridge freezer. Feature lighting, wood effect laminate flooring, radiator, uPVC double glazed windows to the side & rear and door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side and wooden doors to both bedrooms and bathroom.



While 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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### Bedroom 1

4.42m x 3.69m (14' 6" x 12' 1") UPVC double glazed window to the front, radiator and feature cast iron fireplace.

### Bedroom 2

3.45m x 2.81m (11' 4" x 9' 3") UPVC double glazed window to the side, radiator and storage cupboard.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and P shaped bath with shower over. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

### Outside

The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, barked beds, flower bed borders with a range of plants & shrubs, brick built out house offering useful storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is around 10 years old.