

Ashdale Road, , Ilkeston, Derbyshire. DE7 5AH

£140,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two-bedroom semi-detached home, with an additional upstairs room ideal as a study or dressing room.

Being sold with A TENANT IN SITU, the property is currently achieving £865 PCM, offering a fantastic opportunity for cash buyers and investors. Internal accommodation comprises: entrance hall, lounge, kitchen, and WC to the ground floor. To the first floor are two bedrooms, a versatile third room, and a family bathroom.

Externally, the property benefits from driveway parking to the front, and a private rear garden with lawn and patio areas, enclosed by timber fencing and mature shrubbery.

## FEATURES

- Semi-detached home
- Two Bedrooms & Additional upstairs room – ideal as a study or dressing room
- Tenant in situ – currently achieving £865 PCM
- Driveway parking to the front elevation
- Enclosed rear garden with lawn and patio areas
- Perfect for cash buyers and investors
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

#### Lounge

4.06m x 3.60m (13' 4" x 11' 10")

#### Kitchen

4.05m x 2.00m (13' 3" x 6' 7")

#### Rear Hallway

#### WC

### First Floor

#### Landing

#### Bedroom One

3.16m x 3.00m (10' 4" x 9' 10")

#### Bedroom Two

3.13m x 2.66m (10' 3" x 8' 9")

#### Study

1.81m x 1.69m (5' 11" x 5' 7")

#### Bathroom

1.85m x 1.83m (6' 1" x 6' 0")

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

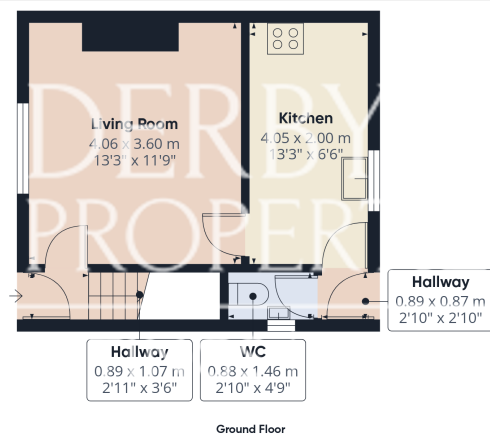
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

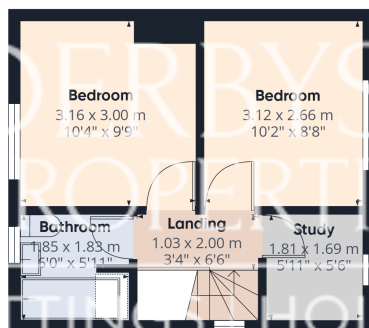
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## FLOORPLAN & EPC



### Ground Floor



### Floor 1

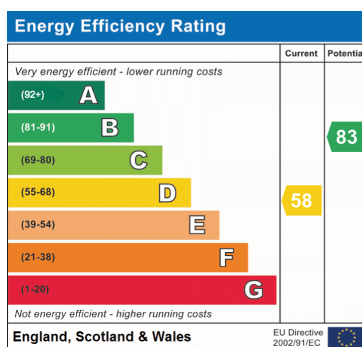
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**Approximate total area<sup>(n)</sup>**  
52.1 m<sup>2</sup>  
561 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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