

Vernon Street, Ilkeston, Derbyshire, DE7 8PD

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Victorian End Terrace
- 2 Double Bedrooms
- 2 Reception Rooms
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Ilkeston Town Centre
- Ideal First Home

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 - 26305917

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



*** CALLING ALL FIRST TIMERS, DOWN-SIZERS & INVESTORS! *** This beautifully presented home is one you can enjoy from day one and would suit buyers looking to get a firm foot on the ladder or for those looking to downsize in style. The property in brief comprises to the ground floor; lounge, dining room and extended kitchen fitted with shaker style units. On the first floor, the landing leads to two double bedrooms and a bathroom fitted with a white three piece suite. Outside, there is a low maintenance enclosed south facing garden and a timber shed with light & power, ideal for use as a workshop or hobby room. Vernon Street is just a mile from Ilkeston Town Centre which offers a wide range of public services, shops & amenities. Bus stops are within walking distance with routes to various destinations including Ilkeston, Derby & Nottingham, Ilkeston Train Station is also just a short drive away. For more information, or to book a viewing appointment, call our team.

Ground Floor

Dining Room

3.78m x 3.38m (12' 5" x 11' 1") UPVC double glazed door to the front, uPVC double glazed window to the front, radiator and door to the lounge

Lounge

3.75m x 3.38m (12' 4" x 11' 1") UPVC double glazed window to the rear, radiator, under stairs storage cupboard, door to the stairs to the first floor and open to the kitchen.

Kitchen

5.32m x 1.76m (17' 5" x 5' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine, radiator, uPVC double glazed window to the side and door to the side leading to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

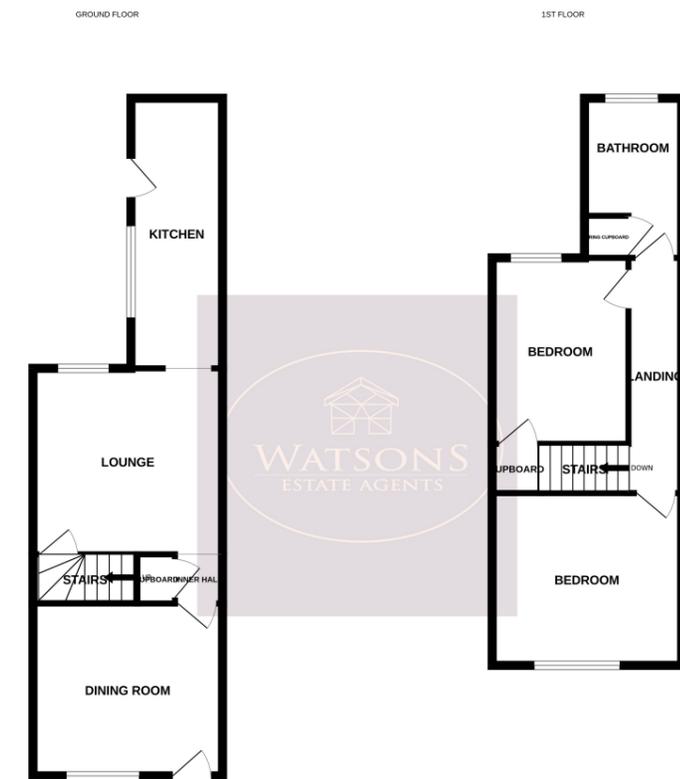
3.8m x 3.41m (12' 6" x 11' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

3.64m x 2.69m (11' 11" x 8' 10") UPVC double glazed window to the rear, access to the attic and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, wood effect laminate flooring and obscured uPVC double glazed window to the rear.



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 misstatement. 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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Outside

The low maintenance rear garden offers a good level of privacy and comprises a paved patio enclosed by fencing to the perimeter. A timber shed with light, power and fitted base units could be used as a workshop or hobby room.