

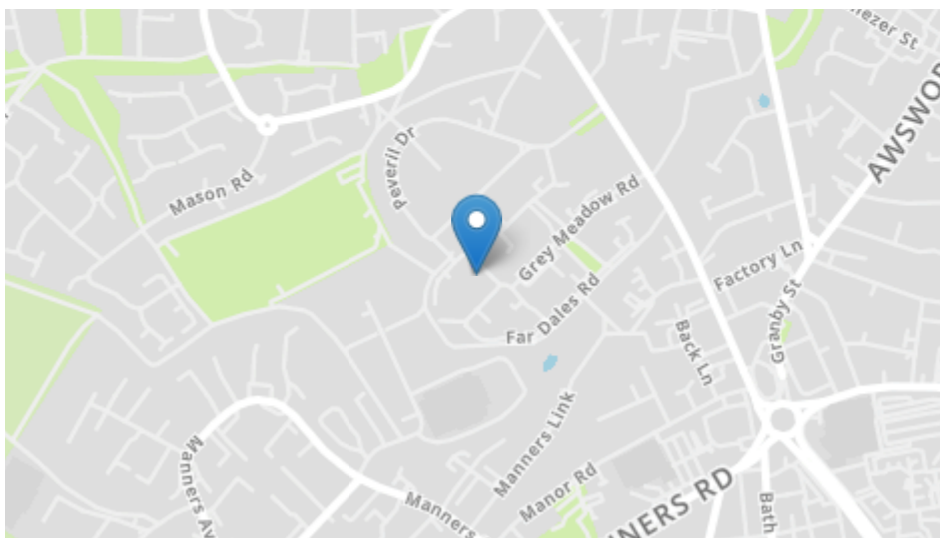
Scollins Court, Ilkeston, DE7 8GY

Offers Over £210,000



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



- 3 Storey End Town House
- 3 DOUBLE Bedrooms
- Modern Fitted Kitchen
- Downstairs WC
- Low Maintenance Rear Garden
- Ample Off Road Parking
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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 - 28301821

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



*****THREE STOREY DELIGHT***** A well presented three storey end town-house located on this popular modern development lying close to Shipley country park. Benefiting from three double bedrooms, downstairs wc and off road parking. Briefly comprising; entrance hallway, kitchen, downstairs wc, lounge/diner. To the first floor, two double bedrooms and bathroom, and to the second floor, primary bedroom. Outside, to the front is a triple width driveway providing ample off road parking, and to the rear is a low maintenance garden. Located in the popular town of Ilkeston, the property is located away from the main town, but with an array of shops and amenities close by, including supermarkets and schools. Shipley country park is close by for fantastic scenic walks, along with convenient road links providing access to the surrounding towns, Nottingham and Derby. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, radiator, cloakroom and doors to the lounge/diner, kitchen and WC.

WC

WC, pedestal sink unit, radiator and ceiling spotlights.

Lounge/Diner

4.57m x 3.61m (15' 0" x 11' 10") UPVC double glazed window to the rear, radiator and uPVC double glazed door to the rear garden.

Kitchen

3.25m x 2.59m (10' 8" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, ceiling spotlights and uPVC double glazed window to the front.

First Floor

Landing

UPVC double glazed window to the front, radiator, stairs to the second floor. Doors to bedrooms 2, 3 & family bathroom.



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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Bedroom 2

4.55m x 3.48m (14' 11" x 11' 5") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

3.23m x 2.34m (10' 7" x 7' 8") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with rainfall effect shower over. Traditional radiator and ceiling spotlights.

Second Floor

Landing

Door to the cupboard and door to bedroom 1.

Bedroom 1

5.85m x 3.44m (19' 2" x 11' 3") UPVC double glazed window to the front, 2 velux windows and radiator.

Outside

To the front of the property is a triple width block paved driveway providing ample off road parking. The low maintenance rear garden comprises a paved patio and is enclosed by timber fencing to the perimeter with gated access to the side.