

Pavilion Court, West Hallam, Ilkeston, Derbyshire. DE7 6JY

GUIDE PRICE £220,000 - £230,000 £220,000 Freehold

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## PROPERTY DESCRIPTION

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Derbyshire Properties are delighted to offer to the market this beautifully presented spacious and modern mid-townhouse which is situated in a highly desirable residential location in West Hallam. Ideally placed for all local amenities and the highly regarded local schools, the accommodation is arranged over three floors and comprises: Entrance Hallway, Guest WC, Fitted Breakfast Kitchen and Lounge Dining Room overlooking the rear garden. To the first floor there are Two Bedrooms and a Family Bathroom and the Master Bedroom and En-Suite is located on the second floor. Externally there are two parking spaces and a low maintenance enclosed rear garden. An internal inspection is highly recommended.

## FEATURES

- Modern Spacious Townhouse
- Beautifully Presented
- Accommodation Arranged Over Three Floors
- Entrance Hall & Guest WC
- Fitted Breakfast Kitchen
- Lounge Dining Room
- First Floor Two Bedrooms & Bathroom
- Second Floor Master Bedroom & En-Suite
- Off Street Parking & Garden
- Internal Viewing Essential
- GUIDE PRICE £220,000 - £230,000



## ROOM DESCRIPTIONS

### Entrance Hall

With a door to the front elevation, radiator, staircase rising to the first floor and doors to:

### Guest Wc

Fitted with a close coupled WC, pedestal wash hand basin and tiled splash backs.

### Kitchen Breakfast Room

1.89 x 4.58 (6'2" x 15'0") - Fitted with a matching range of wall and base units with rolled worktops over, integrated appliances including a gas hob with extractor hood above wall mounted electric oven and microwave, automatic washing machine, space for a fridge freezer, pull out larder unit, wall mounted gas boiler, one and a half bowl sink unit with mixer tap over, radiator, double glazed window to the front elevation.

### Lounge Dining Room

4.06 max x 5.17 max (13'3" max x 16'11" max) - With double glazed French doors and windows to the rear elevation, two double glazed velux roof windows to the rear elevation, radiator and a wall mounted electric fire suite.

### First Floor Landing

With a double glazed window to the front elevation and doors to:

### Bedroom Two

4.08 x 3.12 (13'4" x 10'2") - With two double glazed windows to the rear elevation and a radiator.

### Family Bathroom

Fitted with a white three piece suite comprising of a paneled bath, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas and a radiator.

### Bedroom Three

2.03 x 2.94 (6'7" x 9'7") - With a double glazed window to the front elevation and a radiator.

### Second Floor Landing - Door to Master Bedroom

2.96 x 6.01 (9'8" x 19'8") - This spacious and well appointed master bedroom suite boasts three built-in wardrobes, a double glazed window to the front elevation, radiators and door to:

### En-Suite Shower Room

Fitted with a white three piece suite comprising of an over sized walk-in shower enclosure with mains shower, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas, radiator and a double glazed window to the rear elevation.

### Outside

To the front there is a tarmacadam frontage with off street parking.

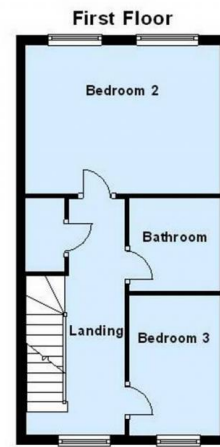
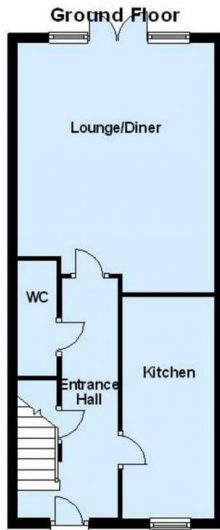
The enclosed rear garden has been designed in a low maintenance style with paving, decorative borders and fenced boundaries.

### 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 