

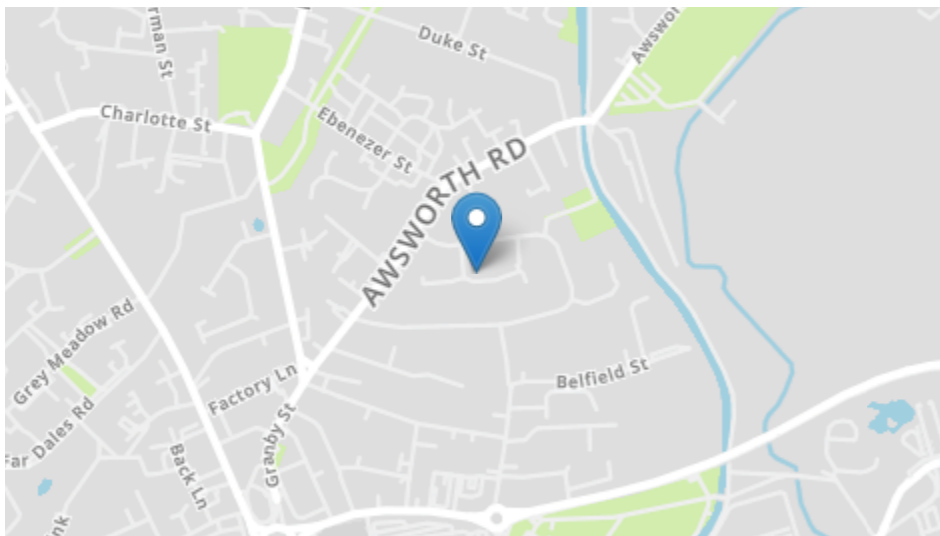
27 Boatmans Close, Ilkeston, Derbyshire, DE7 8LT

Guide Price £230,000



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



- Detached Bungalow
- 2 DOUBLE Bedrooms
- Conservatory
- Off Road Parking & Garage
- Excellent Road & Public Transport Links
- Walking Distance To Ilkeston Town Centre
- Cul De Sac Location
- No Upward Chain

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 - 28331752

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 £230,000 - £240,000 *** *** AHOY THERE NEW HOMEOWNER ***

Located in a quiet cul-de-sac, a well presented two double bedroom detached bungalow in the popular town of Ilkeston. Benefiting from off road parking, garage, conservatory and brought to the market with no upward chain. Briefly comprising; entrance hallway, kitchen, lounge/diner, conservatory, inner hallway, two double bedrooms, and shower room. Outside, driveway and garage to the front and garden to the rear. Located in walking distance to Ilkeston town centre, nearby amenities include a range of shops, supermarkets and excellent transport links with the train station and road links. Contact Watsons today to arrange your viewing.

Entrance Hall

Composite entrance door to the front, radiator, storage cupboard and doors to the lounge/diner & kitchen.

Lounge Diner

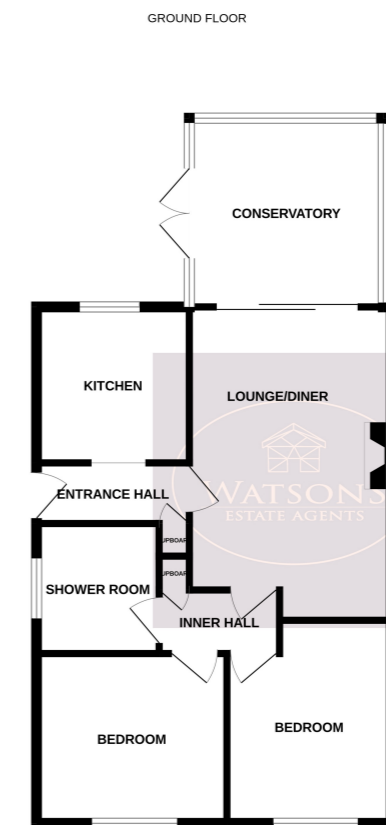
5.23m x 3.38m (17' 2" x 11' 1") Radiator and sliding patio doors to the conservatory. Door to the inner hall.

Conservatory

3.22m x 3.12m (10' 7" x 10' 3") Brick & uPVC double glazed construction and door to the rear garden.

Kitchen

2.56m x 2.37m (8' 5" x 7' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine. UPVC double glazed window to the rear and radiator.



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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Inner Hall

Doors to both bedrooms and bathroom.

Bedroom 1

3.37m x 2.74m (11' 1" x 9' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.12m x 2.83m (10' 3" x 9' 3") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Traditional radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a concrete driveway provides ample off road parking leading to the detached single garage with electric roll up door and power. The low maintenance rear garden comprises a paved patio, 2 timber built sheds and is enclosed by timber fencing to the perimeter with gated access to the side.