

24 Roberts Street, Ilkeston, Derbyshire DE7 5AY



£114,950

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Margi Willis Estates are delighted to offer to the sales market this well presented end town house close to Ilkeston Town Centre with its wealth of amenities. This property is ideal for the first time buyer or investor for the rental market. The accommodation comprises: Lounge, dining room, kitchen to the ground floor and to the first floor landing there are two bedrooms and bathroom. Outside there is a pleasant garden at the rear of the property.

Lounge

11'7" x 11'5" (3.53m x 3.48m)

With double glazed window and door to the front elevation, radiator, open plan to the dining room.

Lobby

With under the stairs storage cupboard.

Dining Room

11'7" x 11'5" (3.53m x 3.48m)

With double glazed window to the rear elevation, radiator.

Kitchen

11'7" x 6'3" (3.53m x 1.91m)

With a range of wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over, plumbing for automatic washing machine, space for cooker, plumbing for automatic washing machine, radiator, double glazed window and door to the side elevation.

Landing

Bedroom One

11'5" x 11'6" (3.48m x 3.51m)

With double glazed window to the front elevation, radiator.

Bedroom Two

12'2" x 8'4" (3.71m x 2.54m)

With double glazed window to the rear elevation, radiator, storage cupboard with access to the loft.

Bathroom

11'6" x 6'5" (3.51m x 1.96m)

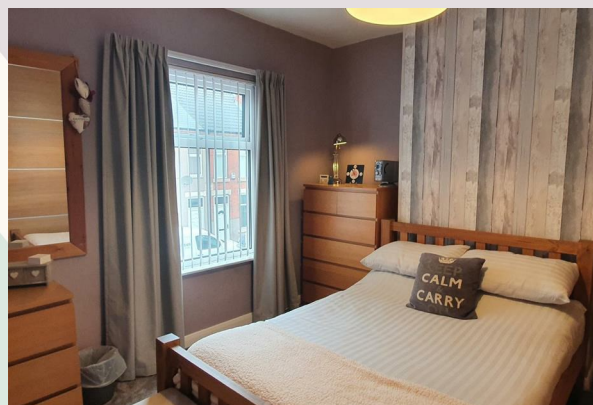
Comprising a three piece suite of low level wc, pedestal wash hand basin, paneled bath with electric shower over, ladder towel rail, storage cupboard housing gas boiler, double glazed window to the rear elevation.

Outside

There is a pleasant low maintenance garden at the rear elevation.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.



Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Mortgage Advice

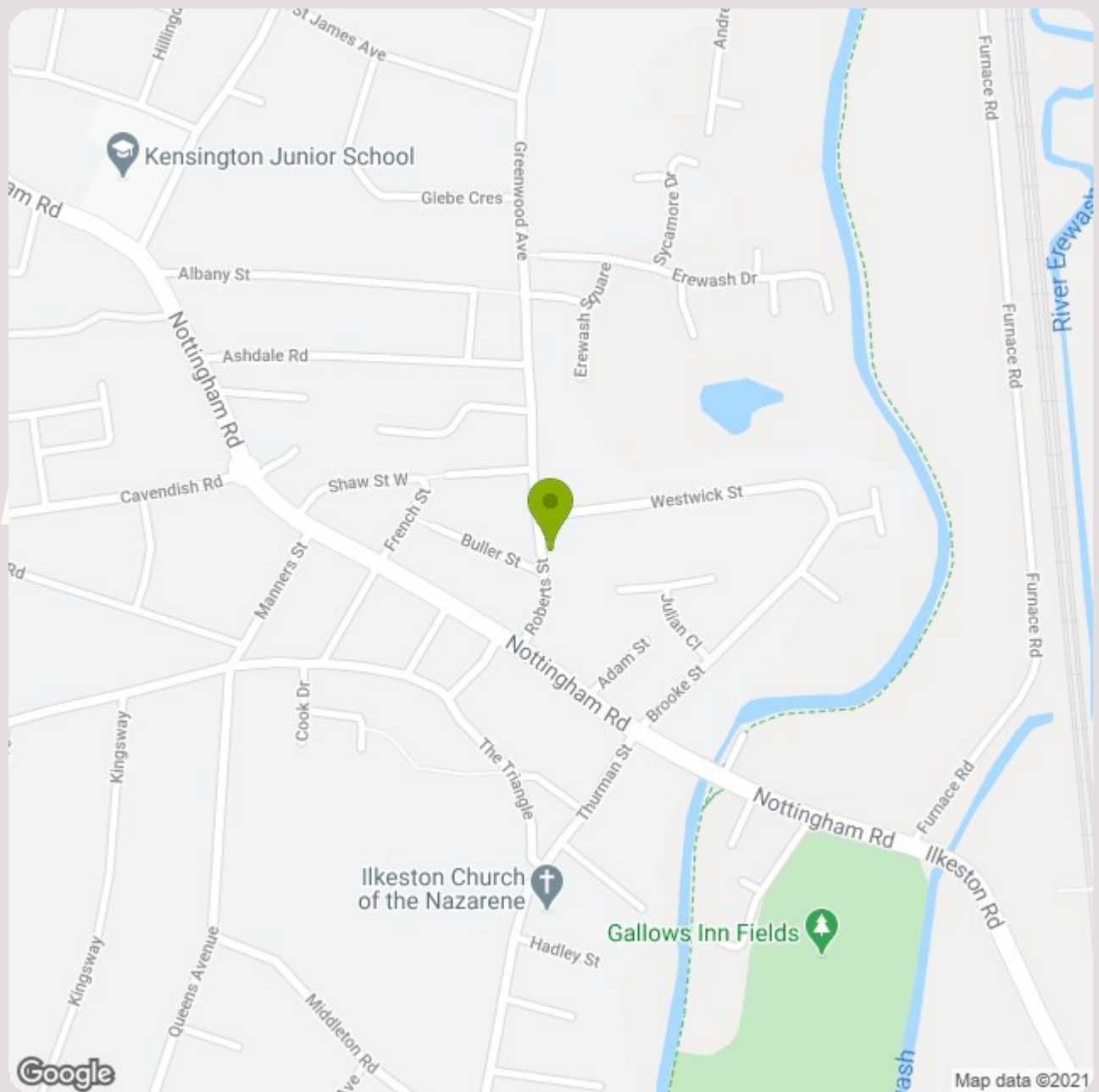
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.


Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



Margi Willis Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 