

233 Nottingham Road, Ilkeston, Derbyshire DE7 5AT



£210,000

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Margi Willis Estates are delighted to offer to the sales market this recently sympathetically fully renovated structurally detached character home. The property was built in the 1800's for the headmistress of Kensington School which was also built around this time. The accommodation comprises: Impressive entrance hallway, lounge and dining room both with feature fireplaces, refitted kitchen and utility to the ground floor and to the first floor landing there are three double bedrooms and bathroom to the first floor landing. Outside there is a garden at the rear and a driveway and garage to the side, Internal viewing is highly essential to appreciate the quality of accommodation on offer. NO UPWARD CHAIN INVOLVED!

Entrance Hallway

With entrance door to the front elevation, original plaster ceiling rose and coving, radiator, original minton tiling to the floor, impressive staircase leading up to the first floor landing.

Lounge

14'8" x 12'6" (4.47m x 3.81m)

With original plaster coving and rose to the ceiling, double glazed bay window to the front elevation, feature cast iron fireplace, radiator.

Dining Room

15'4" x 15' (4.67m x 4.57m)

With original ceiling rose and coving to the ceiling, inglenook fireplace with cast iron inset, built in pot cupboard, radiator, double glazed window to the rear elevation.

Kitchen

14'8" x 8'9" (4.47m x 2.67m)

Recently installed shaker style base and drawer units incorporating butcher block working surfaces over, original exposed brick chimney with inset range cooker, one and a half bowl sink unit with mixer tap over and oak up-stands, spotlighting to the ceiling, double glazed windows to both sides and double glazed entrance door to the side elevation.

Pantry

8'9" x 6'7" (2.67m x 2.01m)

Useful large storage cupboard

Utility Room

6'4" x 4'6" (1.93m x 1.37m)

With full width working surface, light and power, plumbing for automatic washing machine, double glazed window to the side elevation.

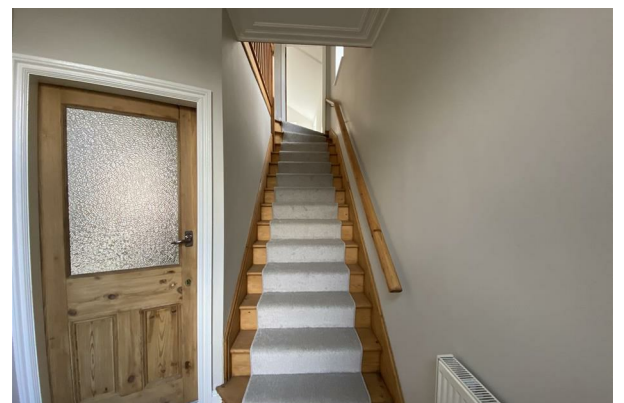
Landing

With original coving to the ceiling, double glazed window to the side elevation.

Bedroom One

12'9" x 12'7" (3.89m x 3.84m)

With feature original cast iron fireplace, radiator, double glazed window to the rear elevation



Bedroom Two

12'5" x 12'2" (3.78m x 3.71m)

With original feature cast iron fireplace, radiator and double glazed window to the front elevation.

Bedroom Three

14'5" x 9'4" (4.39m x 2.84m)

With storage cupboard, radiator, double glazed windows to the side and rear elevations.

Bathroom

Comprising a refitted four piece bathroom suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with mains fed drench shower over, freestanding slipper bath, chrome towel rail, double glazed window to the front elevation.

Outside

The property sits on a corner plot location, with gated courtyard to the front and gardens to both side and rear elevations, driveway and garage.

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)

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		48	71
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	