

## 31 Charnos Street, Ilkeston, Derbyshire DE7 4FT



**£179,950**



## 31 Charnos Street, Ilkeston, Derbyshire DE7 4FT

Margi Willis Estates are delighted to offer to the sales market this well presented mid town house situated in this popular residential location on the edge of Ilkeston Town Centre and within catchments for Hallam Fields Primary School and Ormiston Ilkeston Enterprise Academy. The accommodation comprises of: Entrance hall, guest cloaks, lounge, kitchen to the ground floor and to the first floor there are two double bedrooms and family bathroom and to the second floor there is the master bedroom with en-suite and dressing room. Outside there is a garden at the rear garage and one parking space. Internal viewing is essential.

### Entrance Hall

With entrance door to the front elevation, laminate floor covering, radiator, storage cupboard.

### Guest Cloaks W.C

With low level w.c, pedestal wash hand basin, radiator.

### Lounge

16'3" x 13'3" (9'7" minimum) (4.95m x 4.04m (2.92m minimum))

With laminate floor covering, under the stairs storage cupboard, radiator, double glazed french door and window to the rear elevation.

### Kitchen

12'10" x 6'3" (3.91m x 1.91m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan over, plumbing for automatic washing machine and dishwasher, radiator, double glazed window to the front elevation.

### First Floor Landing

With radiator and stairs leading up to the second floor landing.

### Bedroom Two

13'3" x 11'6" (4.04m x 3.51m)

With double glazed window to the rear elevation, radiator.

### Bedroom Three

13'3" x 11'6" (4.04m x 3.51m)

With two double glazed windows to the front elevation, radiator.

### Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mixer tap shower attachment, tiled splash backs, radiator.

### Second Floor Landing

With access to the master bedroom.

### Master Bedroom

13'4" x 12'9" (4.06m x 3.89m)

With double glazed dormer window to the front elevation, radiator, storage cupboard housing tank.

### Dressing Room

10'4" x 6'6" (3.15m x 1.98m)

With wardrobes to be included, double glazed window to the rear elevation, radiator, access to the loft space.

### En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with mains fed shower over, radiator, double glazed velux window to to the rear elevation.

### Outside

To the front of the property there is a small garden area at the rear there is an enclosed garden and at the side of this there is a garage and parking space in a separate block



### 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.

### Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

### Conveyancing

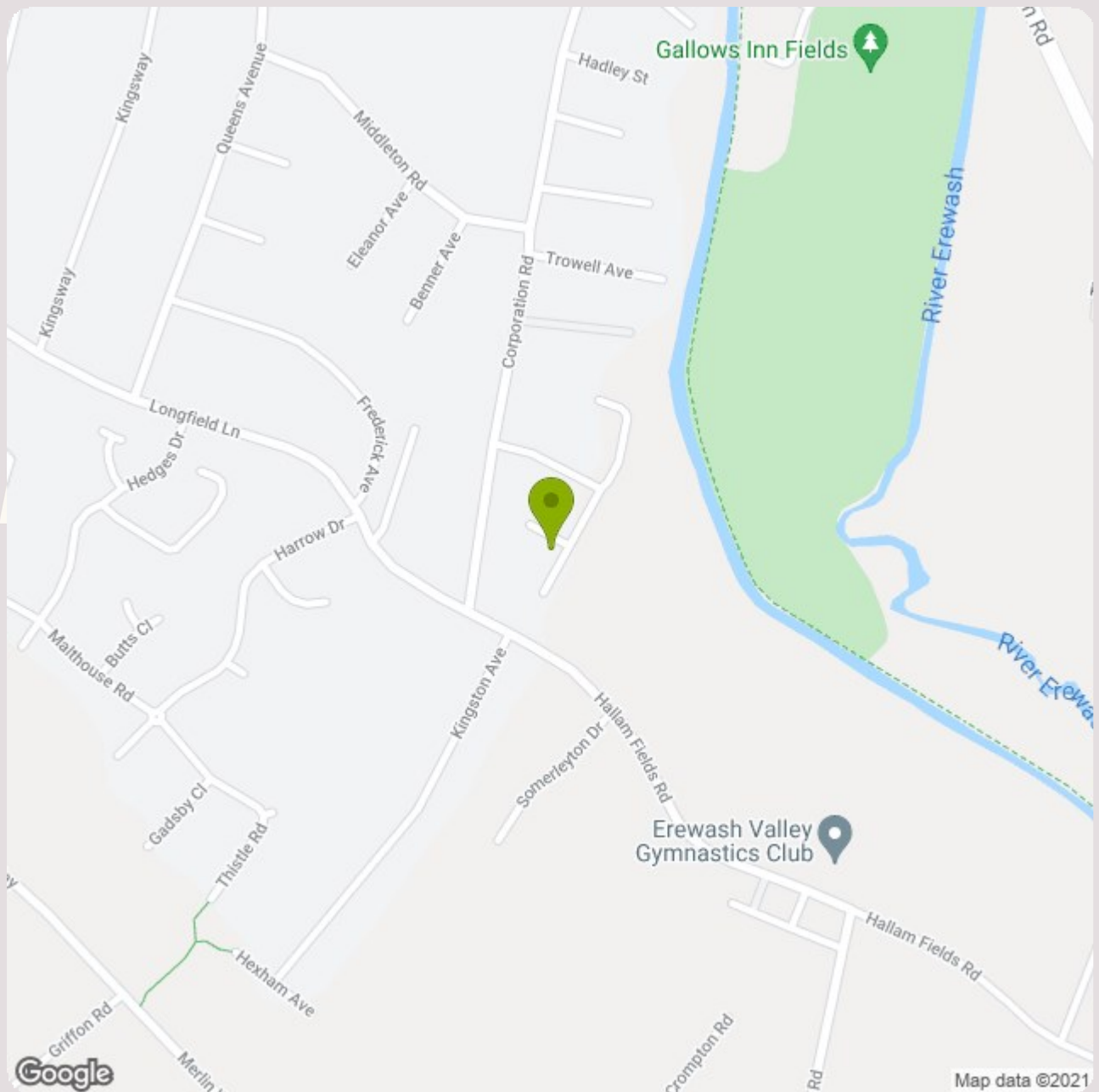
We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

### Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 [sales@margiwillis.co.uk](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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