

## 8 Boatmans Close, Ilkeston, Derbyshire DE7 8LT



**£209,950**



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Margi Willis Estates are delighted to offer to the market this immaculate extended semi detached house situated on the edge of Ilkeston. The accommodation comprises: Entrance hall, lounge, fitted kitchen, conservatory, to the ground floor and to the first floor there are four bedrooms and family bathroom. Outside there is a driveway to and garage to the front elevation and an enclosed low maintenance garden at the rear. NO UPWARD CHAIN!

### Entrance Hallway

With double glazed entrance door to the front elevation, radiator, laminate floor covering. stairs to the first floor landing.

### Lounge

14'6" x 14'6" (4.42m x 4.42m)

With feature fireplace incorporating living flame gas fire, under the stairs storage cupboard, double glazed french doors leading to the conservatory.

### Conservatory

10'5" x 7'8" (3.18m x 2.34m)

With laminate floor covering, double glazed french doors leading to the rear garden.

### Fitted Kitchen

10'6" x 8'2" (3.20m x 2.49m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, integrated fridge-freezer and dishwasher, radiator with cover, laminate floor covering, double glazed bow window to the front elevation.

### Landing

With access to the loft space, fitted storage cupboard.

### Bedroom One

17'3" x 7'4" (5.26m x 2.24m)

With double glazed window to the front elevation, radiator.

### En-Suite

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

### Bedroom Two

12' x 8'2" (3.66m x 2.49m)

With double glazed window to the rear elevation, radiator.

### Bedroom Three

10'7" x 8'3" (3.23m x 2.51m)

With double glazed window to the front elevation, radiator.

### Bedroom Four

7'4" x 6'2" (2.24m x 1.88m)

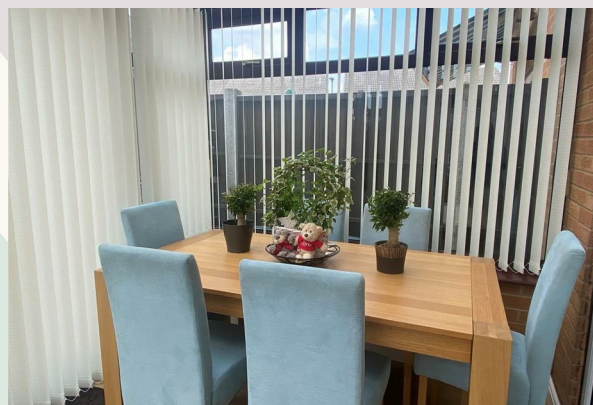
With double glazed window to the rear elevation, radiator.

### Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower above, tiling to the floor, radiator, double glazed window to the front elevation.

### Outside

To the front of the property there is a block paved driveway this leads to the detached garage which measures: 32'5" x 7'6" with light and power, plumbing for automatic washing machine and wall mounted gas boiler. At the rear there is an enclosed block paved low maintenance garden with raised flower beds.





### 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)

### 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

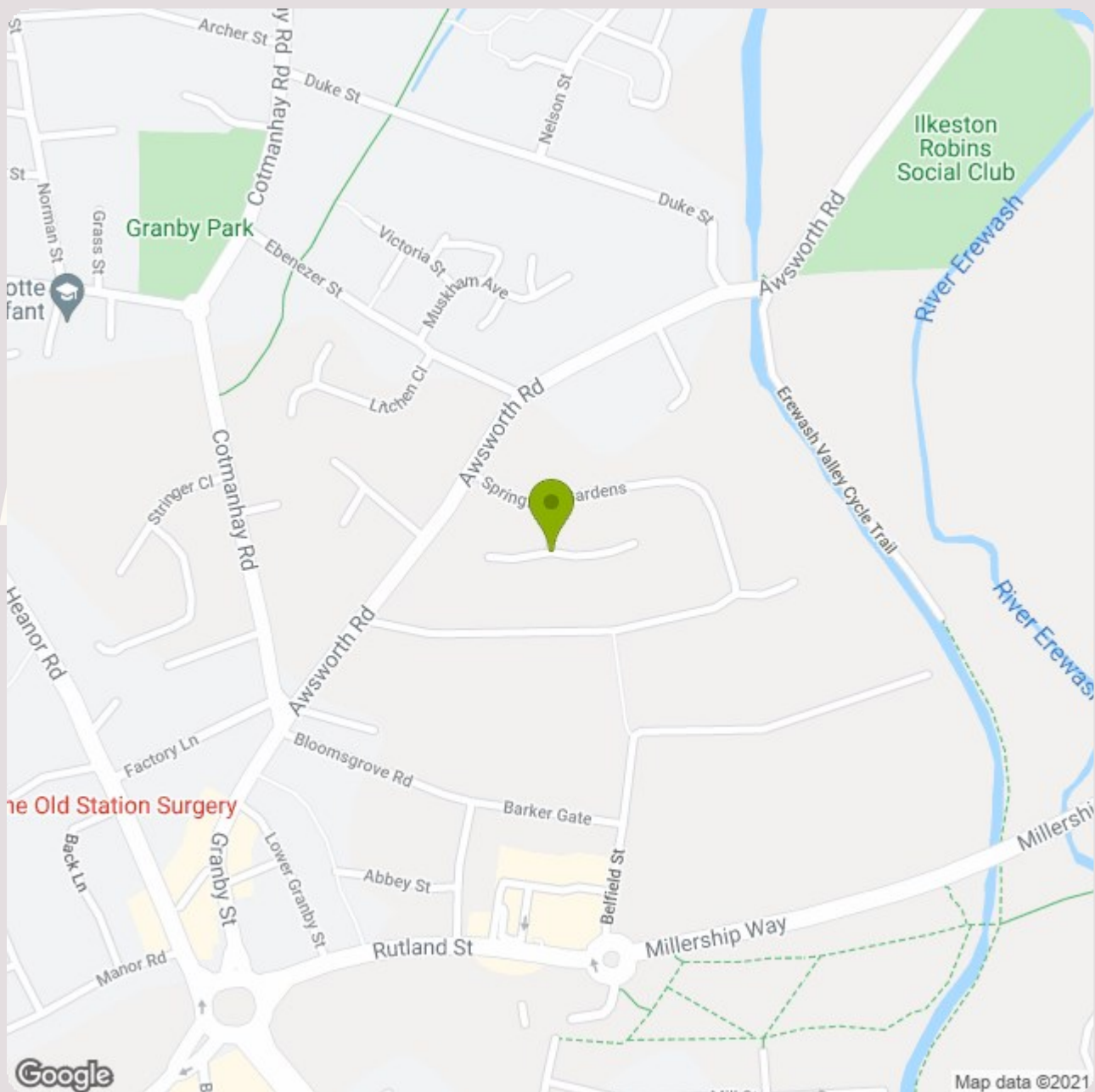
### Mortgage Advice

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](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	