



25 Bright Street, Ilkeston DE7 8NH

£595 Per Month



A recently renovated two bedroom semi-detached property with off road parking, gas central heating and downstairs WC. Available Now!

What was once was a bakery has now been carefully renovated by its current owners and created a wonderful space as a two bed semi-detached with off road parking. Comprising of entrance hall leading to a generously spaced out living area and kitchen, and a downstairs WC with plumbing space. To the first floor, stairs and landing give access to two bedrooms and a bathroom. Outside to the back access only, to the front there is off road parking and enough space for a seating area.



ENTRANCE HALL

Entering property through a UPVC double glazed door. Laminated flooring, skirting boards and wall mounted boiler.

KITCHEN & LIVING SPACE 13'6" x 14'8" (4.12m x 4.49m)

A range of modern eye to base level units with roll top work surfaces, stainless steel sink and drainer with mixer tap, splashback tiles, overhead extractor fan, four ring gas hob and undercounter electric oven, UPVC double glazed opaque window to the rear elevation, laminated flooring, two wall mounted radiators, two UPVC double glazed windows to the front aspect, skirting boards and storage cupboard. There are spaces available for appliances.



DOWNSTAIRS WC

Comprising low-level toilet and a wall mounted to sink with splashback tiles. UPVC double glazed

opaque window to the rear aspect, vinyl flooring, wall mounted radiator, and plumbing and space for washing machine.



FIRST FLOOR STAIRS & LANDING

Newly carpeted, with handrail and skirting boards.

BEDROOM ONE 10'1" to recess x 10'8" to recess (3.09 to recess x 3.27m to recess)

UPVC double glazed window to the front elevation, newly carpeted, skirting boards and wall mounted radiator.



BEDROOM TWO 7'11" x 9'2" (2.43m x 2.80m)

UPVC double glazed window to the front elevation, newly carpeted, skirting boards and wall mounted radiator.

BATHROOM 5'0" x 6'2" (1.53m x 1.90m)

Comprising of a three-piece suite with a low-level toilet, wall mounted sink with splashback tiles, and a panelled bath with glass screen and electric shower. Vinyl splash backs and wall mounted heated towel rail.



guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(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	

All measurements are approximate and a general

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