



20 Oakham Way, Ilkeston, DE7 8TF

**Offers over £180,000**

RENSHAW ESTATES are thrilled to offer this TWO BED, TWO RECEPTION DETACHED BUNGALOW \* Well Presented \* Off Road Parking \* Dining Kitchen \* LOG BURNER \* UPVC Double Glazing \* CLOSE TO BUS ROUTES & AMENITIES \* Quiet Cul-De-Sac \* Low Maintenance Gardens \* VIRTUAL VIDEO TOUR \* Planning Ref: 0918/0004



# 20 Oakham Way, Ilkeston, DE7 8TF

## **KITCHEN DINER 6.4M x 2.7M max (21'0" x 8'10" max)**

UPVC double glazed door, Two UPVC double glazed windows, wall and base units with worktops, tiled splash backs, gas oven & hob, extractor hood, drainer sink, laminate flooring, radiator.

## **LOUNGE 5.5M x 3.6M (18'1" x 11'10")**

UPVC double glazed window, radiator, feature fireplace with log burner, laminate flooring.

## **INNER HALL**

Loft access and laminate flooring.

## **BEDROOM 3.9M x 3M (12'10" x 9'10")**

UPVC double glazed window, radiator, laminate flooring.

## **BEDROOM 3.4M x 2.6M (11'2" x 8'6")**

UPVC double glazed window, radiator, laminate flooring.

## **BEDROOM/RECEPTION ROOM 5.8M x 2.1M (19'0" x 6'11")**

UPVC double glazed window, UPVC double glazed French Doors, UPVC double glazed door, radiator, laminate flooring.

## **BATHROOM 2.2M x 1.9M (7'3" x 6'3")**

UPVC double glazed window, heated towel rail, roll top slipper foot bath, pedestal wash basin, low level WC, tiled splash backs, tiled floor.

## **OUTSIDE**

Front: Gravelled garden with planted shrubs and driveway providing off road parking.

Rear: Enclosed garden mainly laid to lawn with block paved patio area, planted shrubs & trees and timber shed.

## **PLANNING PERMISSION**

Planning permission has been granted for raising roof height and incorporating rooms within the loft space. Full details can be found on Erewash Borough Council planning register with the application number 0918/0004

## **DIRECTIONS**

From the Ilkeston Tesco roundabout take the third exit onto Heanor Road and continue for some distance. Shortly after passing The Rutland Cottage, take the right turning onto Wardlow Road, then the first left onto Oakham Way where the property can be identified by our For Sale board on the right hand side.

## **EPC INFORMATION**

Energy Efficiency Rating = D

## **CURRENT COUNCIL TAX BAND C**

## **MORTGAGE & SOLICITORS...**

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

## **ANTI MONEY LAUNDERING**

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

## **ADDITIONAL INFORMATION**

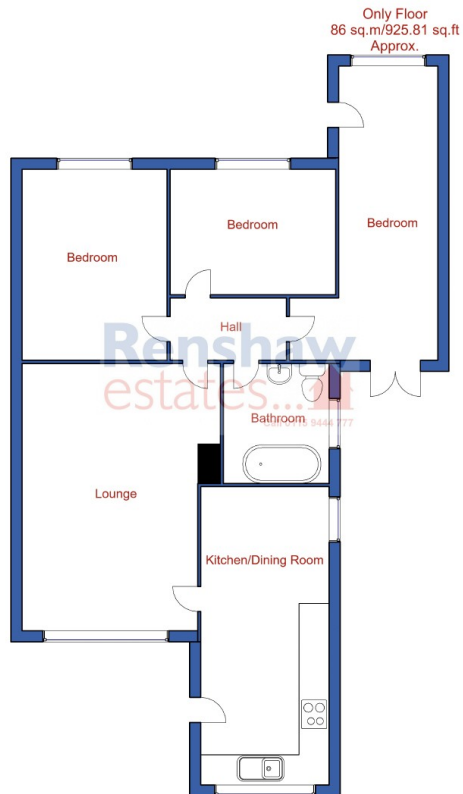
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior

## 20 Oakham Way, Ilkeston, DE7 8TF

to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018