



85 Sudbury Avenue, Ilkeston, DE7 5EA

**£180,000**

RENSHAW ESTATES are proud to offer this THREE BED SEMI-DETACHED \* Popular Location \*  
LARGE REAR GARDEN \* Dining Kitchen \* VIRTUAL VIDEO TOUR \* Driveway & Garage \* VIEWING  
ADVISED \* Combination Boiler \* UPVC DOUBLE GLAZED \*



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## ENTRANCE PORCH

Double glazed Composite door.

## HALLWAY

Two UPVC double glazed doors and window, stairs to first floor, radiator, under stairs storage cupboard.

## DINING KITCHEN 4.5M X 3M (14'9" X 9'10")

UPVC double glazed window, radiator, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer sink.

## LOUNGE 5M X 3.9M (16'5" X 12'10")

UPVC double glazed French doors and windows, two radiators, feature fireplace with gas fire.

## LANDING

UPVC double glazed window, radiator.

## BEDROOM 4M X 2.9M (13'1" X 9'6")

UPVC double glazed window, radiator, storage cupboard.

## BEDROOM 3.9M X 2.9M (12'10" X 9'6")

UPVC double glazed window, radiator, airing cupboard with Worcester Combination boiler.

## BEDROOM 3M X 2.1M (9'10" X 6'11")

UPVC double glazed window, radiator, storage cupboard.

## BATHROOM 2.1M X 1.7M (6'11" X 5'7")

UPVC double glazed window, panelled bath with shower over, pedestal wash basin, close coupled W.C., part tiled walls, heated towel rail.

## OUTSIDE

Front: Garden laid to lawn with concrete driveway and garage with up

and over door, window, power and light.

Rear: Generous enclosed garden laid to lawn with slabbed patios, planted border and gate opening onto additional garden space laid to lawn with slabbed patio.

## DIRECTIONS

At the roundabout at the top of Chalons Way take the first exit onto Park Road continue for some distance and the road becomes Green Lane and at the T-junction turn left onto Andrew Avenue. Take the third right turn onto Sudbury Avenue where the property can be identified by our For Sale board on the left.

## EPC INFORMATION

Energy Efficiency Rating = TBC

## CURRENT COUNCIL TAX BAND B

## NEED A COMPETITIVE MORTGAGE?

Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!!

Call our branch for a FREE INITIAL CONSULTATION.

## 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



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interested parties satisfy themselves as to the condition and working order prior 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)

