



10 Norman Street, Ilkeston, DE7 8LE

£68,500

RENSHAW ESTATES are delighted to offer this TWO BED FIRST FLOOR FLAT * GARAGE IN BLOCK TO REAR * Low Maintenance Garden * LOUNGE DINER * Refitted Bathroom * CLOSE TO SCHOOLS & AMENITIES * Electric Heating * VIRTUAL VIDEO TOUR *



10 Norman Street, Ilkeston, DE7 8LE

ENTRANCE HALL

UPVC double glazed door, stairs to flat

HALL

Over stairs airing cupboard with immersion heater, storage heater, loft access

LOUNGE DINER 5.5M X 4.4M (18'1" X 14'5")

UPVC double glazed window, electric storage heater.

KITCHEN 2.3M X 2.2M (7'7" X 7'3")

UPVC double glazed window, electric storage heater, stainless steel sink, wall and base units with roll edge worktops and tiled splash backs.

BEDROOM 3.5M X 2.7M (11'6" X 8'10")

UPVC double glazed window, electric storage heater.

BEDROOM 2.7M X 2.3M (8'10" X 7'7")

UPVC double glazed window, electric storage heater.

BATHROOM 2M X 1.6M (6'7" X 5'3")

UPVC double glazed window, panelled bath, pedestal wash basin, close coupled W.C., tiled walls, electric heater.

OUTSIDE

Low maintenance gravelled garden, garage in block.

EPC INFORMATION

Energy Efficiency Rating: TBC

CURRENT COUNCIL TAX BAND

A

LEASEHOLD INFORMATION

We have been advised there is circa 964 years remaining on the lease and any external repairs are to be shared between the four flats. We are currently

awaiting this to be confirmed by the vendors solicitors.

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 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

10 Norman Street, Ilkeston, DE7 8LE



11 Bath Street, Ilkeston, Derbyshire, DE7 8AH
Tel: 0115 9444 777
Fax:
property@renshaw-estates.co.uk
www.renshaw-estates.co.uk

Renshaw 
estates & lettings . . .