



10 Drummond Road, Ilkeston, DE7 5HA

£275,000

RENSHAW ESTATES are Thrilled to offer this FIVE BED SEMI-DETACHED * Spacious Accommodation * RECENTLY RENOVATED * Refitted Kitchen * OVERLOOKING VICTORIA PARK * Popular Location * VIEWING ADVISED * Recently Re-Carpeted * RE-PLASTERED * No Upward Chain * UPVC Double Glazed



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ENTRANCE HALL

Composite door and window, radiator, stairs to first floor.

LOUNGE DINER 8.8M X 3.7M (28'10" X 12'2")

UPVC double glazed Bay window, UPVC double glazed window, two radiators, feature fireplace.

KITCHEN 5.9M X 2.8M (19'4" X 9'2")

UPVC double glazed stable door, two windows, range of wall and base units with roll edge wooden worktops and breakfast bar, tiled splash backs, stainless extractor hood, Rangemaster cooker, 1½ drainer sink, integrated dish washer, feature radiator, ceiling spotlights, Main Combination boiler.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM 4.8M X 3.7M (15'9" X 12'2")

Two UPVC double glazed windows, radiator, feature fireplace, storage cupboard, views over Victoria Park.

BEDROOM 4M X 3M (13'1" X 9'10")

UPVC double glazed window, radiator, feature fireplace, fitted wardrobes.

BEDROOM 2.5M X 1.9M (8'2" X 6'3")

UPVC double glazed window, radiator.

BATHROOM 3.3M X 2.8M (10'10" X 9'2")

UPVC double glazed window, roll top slipper foot bath, shower cubicle, wash basin, high level W.C., storage, radiator, tiled splash backs, ceiling spotlights.

SECOND FLOOR LANDING

UPVC double glazed Velux window.

BEDROOM 4.8M X 3.8M (15'9" X 12'6")

UPVC double glazed window, radiator, two storage cupboards, loft access, views over Victoria Park.

BEDROOM 4M X 3M (13'1" X 9'10")

UPVC double glazed window, radiator, open views to rear.

OUTSIDE

Front: Walled forecourt.

Rear: Garden with slabbed patio and brick built outbuildings.

EPC INFORMATION

Energy Efficiency Rating = E

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. All measurements are approximate. Any mentioned appliances and 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 plan are to be relied on as statements or

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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

