



21 Inglefield Road, Ilkeston, DE7 5AP

**Offers over £120,000**

RENSHAW ESTATES are Proud to offer this TWO BED TERRACED \* Enclosed Rear Garden \* POPULAR LOCATION \* Viewing Advised \* DINING KITCHEN \* Lounge \* REFITTED BATHROOM \* Driveway \* Currently Adapted for Wheelchair Access \*



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## ENTRANCE PORCH

UPVC double glazed door and window.

## HALL

Stairs to first floor.

## LOUNGE 4.2M X 3.7M (13'9" X 12'2")

UPVC double glazed window, radiator, feature fireplace with gas fire, under stairs storage cupboard.

## DINING KITCHEN 4.7M X 2.9M (15'5" X 9'6")

Two UPVC double glazed windows, door, radiator, wall and base units, roll edge worktops, tiled splash backs, 1½ drainer stainless sink.

## REAR PORCH / UTILITY

UPVC double glazed door and windows.

## LANDING

## BEDROOM 4.3M X 3.3M (14'1" X 10'10")

Two UPVC double glazed windows, radiator, over stairs storage cupboard.

## BEDROOM 3.8M X 2.7M (12'6" X 8'10")

UPVC double glazed window, radiator, loft access with pull down ladders to partly boarded loft space and Combination boiler.

## BATHROOM 2.8M X 2.4M (9'2" X 7'10")

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

## OUTSIDE

Front: Tarmac driveway.

Rear: Enclosed garden mainly laid to lawn with slabbed patio area and timber summerhouse.

## EPC INFORMATION

Energy Efficiency Rating = C

## CURRENT COUNCIL TAX BAND

A

## 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

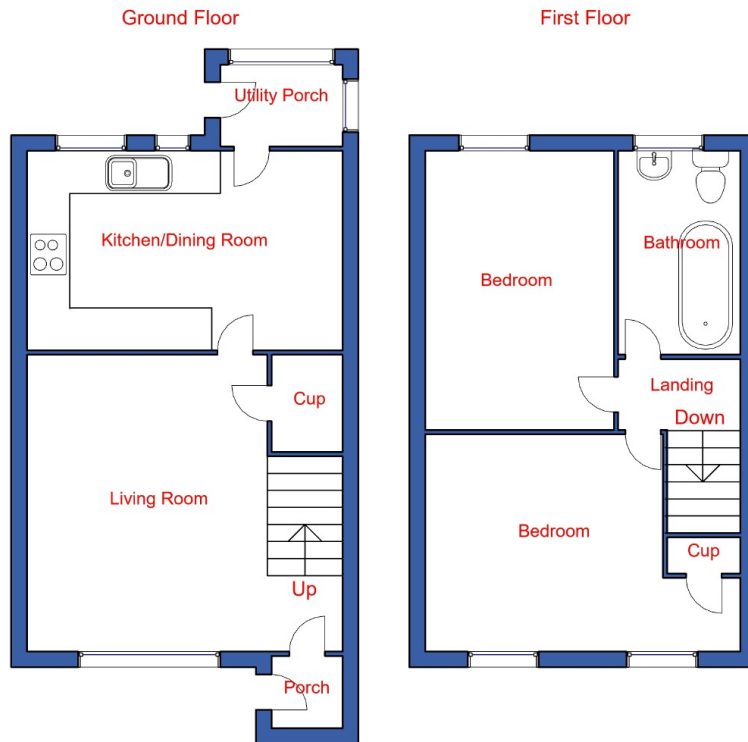
These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or 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)



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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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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