



29A Gregory Street, Ilkeston, DE7 8AE

Offers over £170,000

RENSHAW ESTATES are Thrilled to offer this THREE BED NEW BUILD SEMI-DETACHED * Dining Kitchen * NO UPWARD CHAIN * Rear Garden * CENTRAL LOCATION * Downstairs WC * FAMILY BATHROOM * High Ceilings * NEUTRAL DECOR * Viewing Highly Advised *



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ENTRANCE HALL

Composite door, radiator, stairs to first floor.

DINING KITCHEN 5.1M X 2.8M (16'9" X 9'2")

UPVC double glazed Bay window, radiator, wall and base units with roll edge worktops, tiled splash backs, electric oven, hob, extractor hood, stainless sink, Baxi combination boiler.

W.C.

Close coupled W.C., wash basin, tiled splash backs, radiator.

LOUNGE 4.8M X 3M (15'9" X 9'10")

UPVC double glazed French doors and window, radiator.

LANDING

Loft access.

BEDROOM 4.8M X 2.5M (15'9" X 8'2")

Three UPVC double glazed windows, two radiators.

BEDROOM 2.8M X 2.5M (9'2" X 8'2")

UPVC double glazed window, radiator.

BEDROOM 2.1M X 2.1M (6'11" X 6'11")

UPVC double glazed window, radiator.

BATHROOM 2.6M X 1.7M (8'6" X 5'7")

UPVC double glazed window, radiator, panelled bath, shower cubicle, pedestal wash basin, close coupled W.C., tiled splash backs, radiator.

OUTSIDE

Front: Walled forecourt.

Rear: Garden mainly laid to lawn with block paved patio.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND

TBC

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.

NEW HOME WARRANTY

The Vendors will be providing a warranty and the provider is Build-Zone.

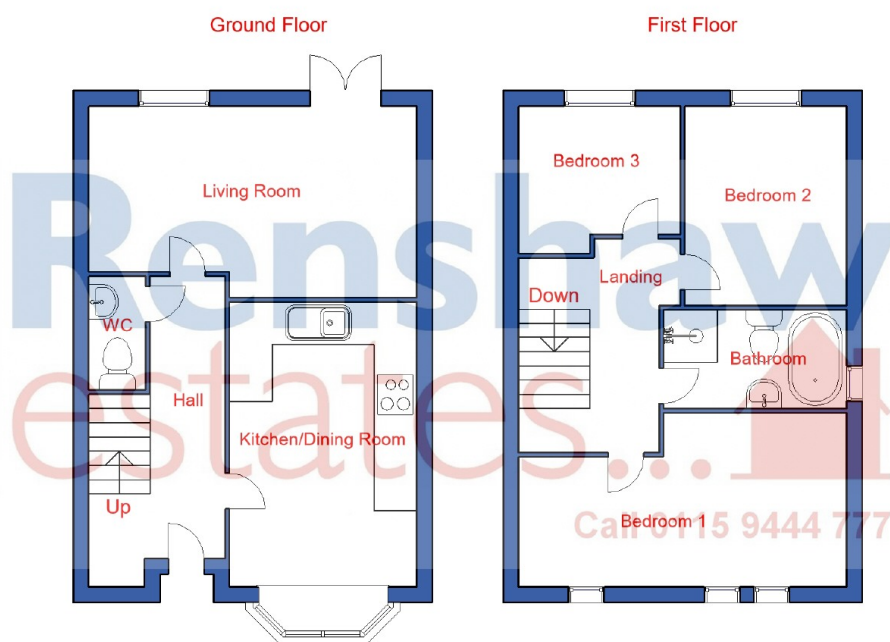
ADDITIONAL INFORMATION

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

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

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