



37 Springfield Gardens, Ilkeston, DE7 8JA

£100,000

RENSHAW ESTATES are Thrilled to offer this BEAUTIFULLY PRESENTED TWO BED TERRACED *
Two Reception Rooms * ENCLOSED REAR GARDEN * Spacious Bathroom * VIDEO TOUR AVAILABLE
* Kitchen * Close To Amenities * VIEWING ADVISED *



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DINING ROOM 3.6M X 3.4M (11'10" X 11'2")

UPVC double glazed door and window, radiator, feature fireplace.

LOUNGE 3.6M X 3.6M (11'10" X 11'10")

UPVC double glazed French doors, radiator, under stairs storage cupboard, stairs to first floor.

KITCHEN 3.5M X 1.8M (11'6" X 5'11")

UPVC double glazed door and window, radiator, wall and base units with roll edge worktops, tiled splash backs, stainless sink, gas hob, electric oven, stainless extractor hood, Glow worm boiler.

LANDING

Loft access with pull down ladders to boarded loft space.

BEDROOM 3.6M X 3.5M (11'10" X 11'6")

UPVC double glazed window, radiator, feature fireplace.

BEDROOM 3.6M X 2.6M (11'10" X 8'6")

UPVC double glazed window, radiator, feature fireplace, over stairs storage cupboard.

BATHROOM 3.5M X 1.9M (11'6" X 6'3")

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

OUTSIDE

Rear garden mainly laid to lawn with slabbed patio and timber shed.

EPC INFORMATION

Energy Efficiency Rating = D

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.

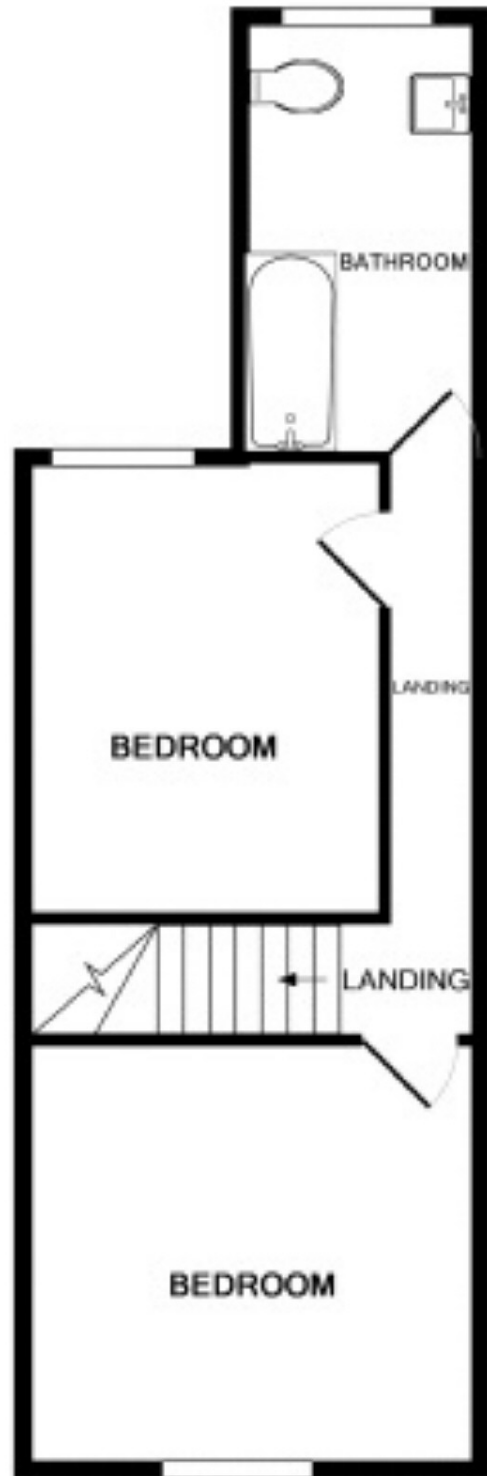
We are members of the Property Redress Scheme: www.theprs.co.uk

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GROUND FLOOR



1ST FLOOR