



18 Thurman Street, Ilkeston, DE7 4AQ

**£130,000**

RENSHAW ESTATES are excited to offer this TWO BEDROOM MID TERRACED \* Well Maintained Throughout \* NO UPWARD CHAIN \* Off Road Parking at Rear \* Combination Boiler \* LOW MAINTENANCE GARDENS \* Close to Bus Routes & Amenities \* VIEWING ADVISED \*



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## ENTRANCE PORCH

UPVC double glazed door and window, tiled floor.

## HALL

Radiator, stairs to first floor.

## LOUNGE 4.6M X 3.5M (15'1" X 11'6")

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

## DINING KITCHEN 4.4M X 2.7M (14'5" X 8'10")

UPVC double glazed door and two windows, radiator, ceiling spotlights, wall and base units with roll edge worktops, tiled splash backs, stainless steel sink, 'Worcester' combination boiler.

## LANDING

Loft access, airing cupboard.

## BEDROOM 4.4M X 3M (14'5" X 9'10")

Two UPVC double glazed windows, radiator.

## BEDROOM 3.1M X 2.5M (10'2" X 8'2")

UPVC double glazed window, radiator, fitted wardrobe.

## BATHROOM 1.9M X 1.6M (6'3" X 5'3")

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

## OUTSIDE

Front: Low maintenance slate and shrubs.

Rear: Enclosed low maintenance garden with timber shed and off road parking.

## EPC INFORMATION

Energy Efficiency Rating = TBC

## 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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