



PROPERTY NOW SOLD

SUBJECT TO CONTRACT

**Contact us for your
FREE valuation**

22 Harrow Drive, Ilkeston, DE7 4QY

Offers over £150,000

RENSHAW ESTATES are excited to offer this TWO BEDROOM SEMI DETACHED * BEAUTIFULLY PRESENTED THROUGHOUT * Modern Kitchen & Bathroom * Conservatory * Enclosed Low Maintenance Garden * POPULAR LOCATION * DRIVEWAY * VIDEO TOUR AVAILABLE *



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ENTRANCE HALL

Double glazed door, radiator, stairs to first floor.

LOUNGE 4.2M X 3M (13'9" X 9'10")

UPVC double glazed window, two radiators, feature fireplace with electric fire.

BREAKFAST KITCHEN 4M X 2.8M (13'1" X 9'2")

Double glazed French Doors, UPVC double glazed window, radiator, wood laminate flooring, wall and base units with roll edge worktops & matching upstands, stainless sink, gas hob, electric oven, stainless extractor hood, central heating boiler, under stairs storage cupboard.

CONSERVATORY 3.3M X 3.2M (10'10" X 10'6")

UPVC double glazed French Doors & windows, tiled floor.

LANDING

UPVC double glazed window, loft access.

BEDROOM 3.4M X 3.2M (11'2" X 10'6")

UPVC double glazed window, range of fitted wardrobes.

BEDROOM 3.5M X 2M (11'6" X 6'7")

UPVC double glazed window, radiator.

BATHROOM 2M X 1.9M (6'7" X 6'3")

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

OUTSIDE

Front: Tarmac drive and low maintenance gravel garden.

Rear: Enclosed garden with artificial lawn, slabbed patio areas & timber

shed.

EPC INFORMATION

Energy Efficiency Rating = C

CURRENT COUNCIL TAX BAND

B

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.

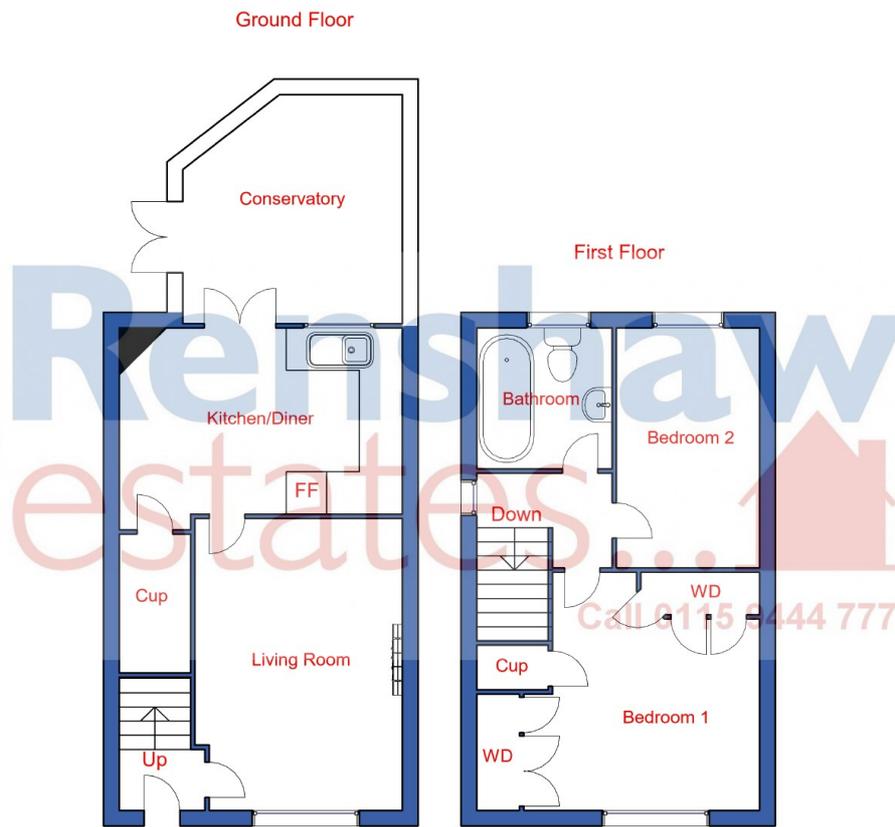
ADDITIONAL INFORMATION

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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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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