



8 Norman Street, Ilkeston, DE7 8LE

£70,000

RENSHAW ESTATES are delighted to offer this TWO BED GROUND FLOOR FLAT * GARAGE IN BLOCK TO REAR * Low Maintenance Front Garden * LOUNGE DINER * Refitted Shower Room * CLOSE TO SCHOOLS & AMENITIES * Electric Heating * VIRTUAL VIDEO TOUR * Sold with Tenant in Situ *



8 Norman Street, Ilkeston, DE7 8LE

ENTRANCE PORCH

UPVC double glazed door and window.

LOUNGE DINER 5.5M X 4.4M (18'1" X 14'5")

UPVC double glazed window, two electric storage heaters.

KITCHEN 2.3M X 2.3M (7'7" X 7'7")

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

INNER HALLWAY

Airing cupboard housing hot water cylinder, electric storage heater.

SHOWER ROOM 2M X 1.7M (6'7" X 5'7")

UPVC double glazed window, chrome heated towel rail, corner shower cubicle, vanity wash basin, close coupled W.C., part tiled walls.

BEDROOM 3.5M X 2.7M (11'6" X 8'10")

UPVC double glazed window, electric storage heater.

BEDROOM 2.7M X 2M (8'10" X 6'7")

UPVC double glazed window.

OUTSIDE

Low maintenance garden to front.

GARAGE BLOCK

Timber doors.

EPC INFORMATION

Energy Efficiency Rating: D

CURRENT COUNCIL TAX BAND

A

LEASEHOLD INFORMATION

We have been advised there is circa 964 years remaining on the lease and any external repairs are to be shared between the four flats. We are currently

awaiting this to be confirmed by the vendors solicitors.

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. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and 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 details 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

8 Norman Street, Ilkeston, DE7 8LE



11 Bath Street, Ilkeston, Derbyshire, DE7 8AH
Tel: 0115 9444 777
property@renshaw-estates.co.uk
www.renshaw-estates.co.uk

Renshaw
estates... 