



£220,000

Park Road, Ilkeston DE7 5DF

Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- GUIDE PRICE £220,000 - £230,000
- Traditional Detached Bungalow
- Popular Residential Location
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Street Parking
- No upward chain
- Council tax band C

## Property Description

Derbyshire Properties are delighted to offer to the sales market this traditional style detached bungalow situated in this popular residential location and offered with no upward chain.

## Main Particulars

GUIDE PRICE £220,000 - £230,000

Derbyshire Properties are delighted to offer to the sales market this traditional style detached bungalow situated in this popular residential location and offered with no upward chain. The accommodation in brief comprises: Entrance hallway, lounge, dining room and kitchen, two bedrooms and bathroom. Outside there is a garden and car standing at the front and at the rear there is an enclosed garden and garage access restricted so used as storage.

### Entrance Hallway

With double glazed entrance door to the front elevation, access to the loft, wooden flooring, radiator, pantry with double glazed window to the side elevation.

### Lounge

4.32m into bay x 3.35m (14'2" into bay x 11') - With leaded double glazed window to the front elevation, feature fireplace incorporating living flame gas fire, radiator.

### Dining Room

3.78m x 2.87m (12'5" x 9'5") - With double glazed bay window and door to the rear elevation, radiator.

### Kitchen

2.67m x 1.75m (8'9" x 5'9") - With wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, radiator, double glazed window to the rear elevation.

### Bedroom One

4.32m into bay x 3.40m (14'2" into bay x 11'2") - With double glazed bay window to the front elevation, radiator, fitted wardrobes with cupboards over and bedside cabinets.

### Bedroom Two

3.35m x 2.90m (11' x 9'6") - With double glazed window to the rear elevation, radiator.

### Bathroom

2.44m x 1.65m (8' 5'5") - Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, double glazed window to the

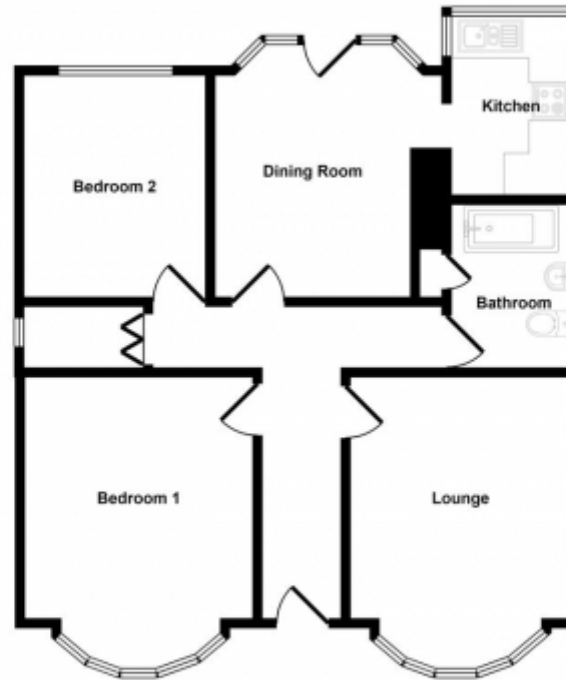
rear elevation, radiator, airing cupboard.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Approx Gross Internal Area  
68 sq m / 730 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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