



342 Nottingham Road, Derby DE7 5BD

Asking Price £129,950



Nestled on Nottingham Road in the charming town of Ilkeston, Derbyshire, this delightful mid-terrace house presents an excellent opportunity for those seeking a spacious family home. With four generously sized bedrooms, this property is perfect for families or those looking for extra space.

Upon entering, you will find two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, making it easy to envision your life in this lovely home.

One of the standout features of this property is its convenient location. It is situated close to bus links that provide easy access to Nottingham City Centre, making it ideal for commuters or those who enjoy the vibrant city life.

Additionally, the property is offered with no upward chain, allowing for a smooth and hassle-free purchase process. This home is not just a property; it is an ideal setting for creating lasting memories. Whether you are a first-time buyer or looking to expand your property portfolio, this house is a must-see.

Do not miss the chance to make this wonderful home your own.

Full Description

IPS Estates are proud to offer this four bed mid terrace for the rental market. The property is located close to bus links to Nottingham City Centre. The property comprises of two reception rooms and kitchen. To the first floor are two good size bedrooms and bathroom. A further stair case leading to the second floor with two further bedrooms. Out to the front is a stone fore wall and path leading to the front door. To the rear boosts a good size garden that is access only by the occupier. Council Tax A - EPC D.

First Reception Room length 11'1" x with 13'0" (length 3.40m x with 3.97m)

Having a UPVC double glazed window to the front elevation and the wall mounted radiator, skirting boards and laminated flooring.

UPVC double glazed door upon the entrance and a built-in cupboard housing box and meters.



Second Reception Room length 11'3" x width to chimney recess 13'4" (length 3.45m x width to chimney recess 4.08m)

Have a UPVC double glaze window to the rear aspect and a wall mounted radiator. Skirting boards, laminated flooring and decorative fire surround. Length 3.45 m times width to GymD recess 4.08 m



Kitchen length 6'11" x width 6'11" (length 2.13m x width 2.13m)

Having a range of base to eyelevel units with a roll top worksurface and splashback tiles. Single stainless steel sink and drainer and four ring gas hob with undercounter electric oven, plus a overhead extractor fan. Wall mounted gas boiler and tiled flooring.

UPVC double glazed window to the rear aspect, and a UPVC double glazed opaque door to the side elevation.



Stairs & Landing

To first floor, Handrail and carpeted and landing, leading to, two of the bedrooms, bathrooms and further staircase.

Bedroom One length 11'1" x width to chimney recess 12'11" (length 3.39m x width to chimney recess 3.96m)

Having a UPVC double glazed window to the front elevation and wall mounted radiator, laminate flooring and skirting board and built-in cupboard.



Bedroom Two length 11'6" x width to chimney recess 7'8" (length 3.52m x width to chimney recess 2.34m)

Having a UPVC double glazed window to the rear elevation and wall mounted radiator laminate flooring and skirting boards.



Bathroom length 7'7" x width 5'8" (length 2.33m x width 1.73)

Comprising of three-piece suite with low-level toilet sink on a pedestal and a paneled bath. Overhead electric shower, splashback tiles and vinyl flooring.

UPVC double glazed opaque window to the rear elevation and wall mounted radiator and vinyl flooring built-in cupboard.



Stair Case Second Floor

Having a handrail and carpeted leading to, two bedrooms.

Bedroom Three length 7'3" x width 11'9" (length 2.22m x width 3.60m)

Having a double glazed Velox window set to the ceiling and a wall mounted radiator. Skirting boards and laminated flooring.



Bedroom Four length 9'8" x width to recess 7'10" (length 2.95m x width to recess 2.40m)
Having a double glazed Velox window set to the ceiling and wall mounted radiator. Skirting boards and laminated flooring.



Outside
To the front of the property is an enclosed garden

with stone wall and wrought iron gate and a raised boarder with privet bushes. Path leading to the front door. The rear has a private garden and is access only by the home occupier. Enclosed with wooden fencing, slabbed hard standing and path leading to rear gate and timber shed.

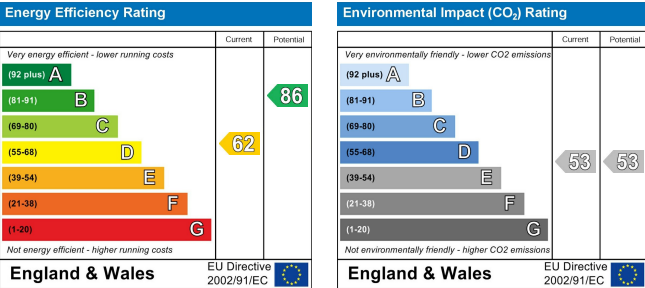


Disclaimer
Freehold
Council Tax Band A
EPC - D

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in

agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.
(7) IPS Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.



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