



4 Orchard Street, Derbyshire DE7 5NH

Offers Over £135,000



IPS Estates is delighted to present this charming mid terrace house located at 4 Orchard Street, Ilkeston, Derbyshire. This delightful property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

One of the standout features of this home is its deceptively spacious layout, which provides ample room for comfortable living. The property benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, the Upvc double glazed windows enhance energy efficiency while providing a peaceful environment, shielding you from the hustle and bustle outside.

Situated conveniently close to local bus links, this property offers excellent connectivity to surrounding areas, making it easy to explore the vibrant community of Ilkeston and beyond. The absence of a chain means that you can move in without delay, allowing for a smooth transition into your new home.

This property presents a fantastic opportunity for those seeking a well-located, spacious residence in a friendly neighbourhood. We invite you to come and experience the charm of this home for yourself. Don't miss out on the chance to make this delightful property your own.

Full Description

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Reception Room One length to recess 14'5" x width to chimney recess 1 (length to recess 4.41 x width to chimney recess 3.)

On entrance through a upvc door leading to the first reception room. To the front elevation a upvc double glazed window and a wall mounted radiator. This room benefits from some original features with the coving and ceiling rose. Skirting boards and a built in cupboard housing meters plus laminated flooring.



Reception Room Two length 12'10" x width to recess 12'1" (length 3.92m x width to recess 3.69m)

To the rear aspect is a upvc double glazed window and a wall mounted radiator. Skirting boards and laminated flooring. Open chiming feature. proving a decorative focal point.



Kitchen length 9'8" x width 7'0" (length 2.95m x width 2.15m)

Having a range of base to eye level units and a roll top work surface. A built in double sink and drainer, and space for appliances. Under counter electric oven and a four ring electric hob plus an overhead extractor fan. Tiled flooring and skirting boards and spot lights to the ceiling. Having a upvc double glazed window to the rear aspect and a wall mounted radiator. A upvc door leading to the rear garden.



Stairs & Landing

Having a hand rail and carpeted and doors leading to bedrooms and bathroom.

Bedroom One length 10'9" x width to recess 13'10" (length 3.29m x width to recess 4.24m)

Having a upvc double glazed window to the front elevation and wall mounted radiator. Skirting boards and carpeted.



Bedroom Two length 12'10" x width 10'11" (length 3.93 x width 3.34m)

Having a UPVC double glazed window to the rear aspect and wall

mounted heater. Skirting boards and carpeted and a built in cupboard over the stair bulk plus loft access.



Bathroom length 9'8" x width to recess 8'10" (length 2.96m x width to recess 2.71m)

Comprising of a four piece suite with a corner cubical with an electric shower with splash back tiles. Panelled bath with splash back tiles . Low level toilet and a hand basin on a pedestal. Cupboard housing a gas boiler, vinyl flooring and skirting boards. Heated towel radiator, and an opaque upvc double glazed window to the rear elevation.



Outside

To the rear is a hard standing and lawn area. Enclosed with fencing and brick wall, plus gates for access to entry.

Disclaimer

Council Tax Band A
Freehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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