



7 Back Lane, Ilkeston DE7 8EJ

Asking Price £110,000

**** IPS Estates present a charming one - bedroom semi - detached property for sale, featuring a cosy, cottage like layout. It's an excellent opportunity for first - buyers or investment looking for a buy to let. The property is nestled close enough to local amenities yet tucked away from all the hustle and bustle. ****

Full Description

Tucked away from the hustle and bustle this beautiful quaint one bed semi - detached with allocated land for parking, is an ideal purchase for a first time buyer or an investment for buy to let. The property is conveniently located just a short distance from essential amenities and bus routes. The property features a cozy interior making it the perfect haven for those seeking a balance of privacy and accessibility. In brief the property comprises of an entrance porch and living room. Though to the kitchen that boosts two utility rooms. A downstairs shower room / WC. To the first floor office / nursery straight through to the master bedroom. Out side to the front is a paved area leading to the front door. To the side of the property confirmed by the owners through land registry allocated space for parking. Information can be provided. *** NO UPWARD CHAIN *** DON'T DELAY TO VIEW TO AVOID DISAPPOINTMENT *** Council Tax Band A

Porch length 2'11" x width 6'1" (length 0.91m x width 1.86m)

Brick built porch with UPVC double glazed windows and door upon entrance.

Living Room length 12'4" x width to chimney recess 9'9" (length 3.78m x width to chimney recess 2.99m)

Through the wooden door leads to a comfortable, living room that offers a warm and cozy feel.

Having a brick built fire surround and a tiled hearth. Two windows to the front elevation, wall mounted radiator and skirting boards. Newly carpeted and beautifully decorated.



Kitchen length to recess 9'7" x width 9'10" (length to recess 2.93m x width 3.00m)

Having a range of base to eyelevel units with a rolltop worksurfaces and splashback

tiles. Stainless steel sink and drainer with mixer tap and a UPVC double glazed window to the side elevation. A four ring electric hob and under-counter electric oven and a overhead, extractor fan. Breakfast bar area and a wall mounted radiator, vinyl flooring and under stairs storage.



Utility Room One length 5'3" x width 4'9" (length 1.61m x width 1.47m)

Having a roll top work-surface and cupboard beneath with space for appliances and wall mounted radiator. Laminated flooring and skirting boards.



Inner Lobby

The inner lobby leads to a further utility room and downstairs, shower room and WC.

Utility Room Two length 4'10" x width 3'11" (length 1.48m x width 1.21m)

Having a wall mounted gas boiler and space for appliances, vinyl flooring and skirting boards.



Shower Room

Comprising of a three-piece suite with a low-level toilet and sink on a pedestal splash-back tiles shower cubicle with overhead mixer shower. Vinyl flooring and a wall mounted heated towel radiator.



Stairs / Multi-functional Room length 9'10" x width to recess 10'11" (length 3.00m x width to recess 3.35m)

Stairs leading to a multi-functional room that could be used for office purposes, or possibly a nursery. The layout is a walk-through to the master bedroom. The room comprises of a UPVC double glazed window to the side of elevation and wall mounted radiator. Newly carpeted skirting boards recently redecorated and loft access.



Master Bedroom length 11'11" x width to recess 9'10" (length 3.64m x width to recess 3.01m)

Having a UPVC double glazed window to the front elevation and wall mounted radiator, skirting boards and, newly carpeted, and neutrally decorated.



Outside

Outside to the front of the property, is enclosed with a brick built wall and wooden fencing with paving and boarders. This property has allocated space to the side.



Disclaimer

Council Tax Band A (Erewash)
EPC D
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.

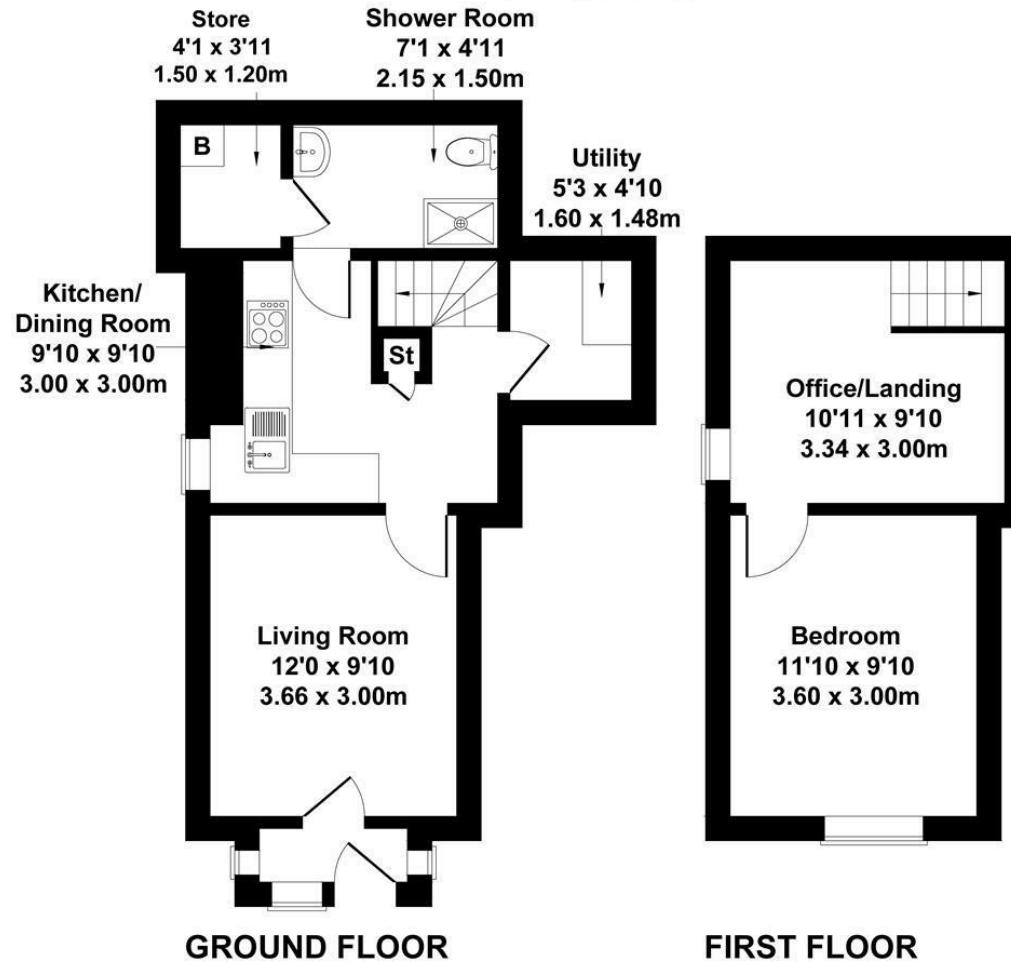
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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 | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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 | | | |
| EU Directive 2002/91/EC | | | |

Approximate Gross Internal Area
570 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2024
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