



106 Godfrey Drive, Ilkeston DE7 4HN

£950



Godfrey Drive, Ilkeston, is this delightful mid-terrace house offering generous living space of 958 square feet, this property is ideal for families or those seeking a cosy home.

The house features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. The property boasts three well-proportioned bedrooms & family bathroom.

The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

Whether you are a first-time buyer or young family, this property presents a wonderful opportunity to create a warm and inviting home in a friendly community. Do not miss the chance to view this charming residence on Godfrey Drive. Godfrey Drive is conveniently located, with easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly neighbourhood. This property is a wonderful blend of character and practicality, making it a must-see for anyone in search of their next home in Ilkeston.

Hallway

Double glazed door & window to the front elevation, two radiators & cushion flooring.

Lounge 4.39m x 3.30m

Double glazed window to the front elevation, under the stair storage cupboard, radiator, freshly painted walls and newly fitted carpet, door opening into the kitchen.

Kitchen 5.38m x 2.24m

(17'8" x 7'4") - Newly fitted kitchen with a range of base cupboards, drawers & matching wall units, laminated wood effect worktops with tiled surround, one and a half bowl stainless steel sink & drainer unit with mixer tap, integrated oven, electric hob with extractor fan over, cupboard housing the Baxi wall mounted boiler, double glazed rear window overlooking the garden, double glazed rear door, radiator & cushion flooring.

Landing

New fitted carpet flooring, oft hatch & radiator, neutral decor.

Bedroom one 3.51m x 3.38m

Double glazed window to the front elevation, fitted wardrobes ,radiator & newly fitted carpets.

Bedroom 2 3.35m x 3.05m

Double glazed window to the rear elevation, radiator & laminate flooring.

Bedroom 3 3.53m x 2.51m

Double glazed window to the front elevation, fitted wardrobe & laminate flooring.

Bathroom 6'5" x 5'4" (1.96m x 1.65m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, wash hand basin, low flush WC, part tiled walls & cushion flooring

Disclaimer

MOVE IN COST - First months rent £950
BOND £950
Council Tax Band A
AST first 6 months after rolling contract.

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 b e asked t o 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.

