

148 Belper Road, Ilkeston, Derbyshire DE7 6FS



£138,000

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Margi Willis Estates are delighted to offer for sale this two bedroom mid terraced cottage which retains some original character and features. Situated in a popular, semi-rural location, the cottage is ideally placed for local amenities including the highly regarded primary and secondary schools, shops, bus routes and access to Derby & Nottingham. Worthy of an internal inspection to appreciate the character and potential on offer, the accommodation includes: Lounge and dining room with feature fireplaces, fitted kitchen, rear lean-to providing space for appliances. Two bedrooms and bathroom to first floor. Loft room, used as an additional bedroom by the current vendors (No building regs), front forecourt and generous rear garden with views over delightful Derbyshire countryside.

Lounge

12 x 11'10" (3.66m x 3.61m)

With a double glazed door to the front elevation, double glazed window to the front elevation, log burning stove.

Dining Room

12' x 11'10" (3.66m x 3.61m)

With double glazed window to the rear elevation, wall mounted electric heater, period feature fireplace with open grate and stoves, original tiled floor, understairs storage cupboard.

Kitchen

Fitted with a matching range of cabinets with rolled edge worktops over, stainless steel sink and drainer unit, complimentary tiled splashbacks, electric hob, and electric oven, space for slimline dishwasher, original tiled floor, double glazed door to:

Lean-To

Single glazed construction and providing space and power for appliances and access to brick store.

First Floor Landing

With exposed floorboards and wall mounted electric heater, stairs leading up to the loft, Doors to:

Bedroom One

11'10" x 9'1" (3.61m x 2.77m)

Double glazed window to the front elevation, period feature fireplace, wall mounted storage heater, built-in storage cupboard.

Bedroom Two

12' x 8'7" (3.66m x 2.62m)

Double glazed window to the rear elevation, exposed floorboards, electric wall heater period feature fireplace, built-in storage cupboard.

Shower Room

Comprising a three piece suite of low level w.c, wash basin set into vanity unit, shower cubicle with electric shower above, chrome towel rail, double glazed window to the rear elevation.

Loft (NO BUILDING REGULATIONS)

11'8" x 18'0" reduced height

NO BUILDING REGULATIONS. Used by the current vendors as a bedroom with power, light, storage heater and double glazed velux window to the rear elevation.

Garden

To the front of the property there is a shale forecourt and at the rear there is a generously sized enclosed rear garden which incorporates mature planting and shrubs, lawn area, brick built stores and open countryside views.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.



Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	