

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Grenville Drive, Ilkeston, Derbyshire , DE7 8HT
£180,000



FEATURES:

- DETACHED BUNGALOW
- TWO BEDROOMS
- NO UPWARD CHAIN
- DRIVEWAY WITH GATED ACCESS
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOW MAINTENANCE GARDENS
- GAS CENTRAL HEATED
- UPVC DOUBLE GLAZED
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway
Doors to lounge and kitchen,
radiator.

Kitchen
3.08 m x 2.16 m (10'1" x 7'1")
UPVC window to front, base and
wall units with roll top work
surface, sink unit, part tiled walls,
plumbing for washing machine,
integrated oven, hob and extractor
fan above.

Lounge
4.97 m x 3.38 m (16'4" x 11'1")
UPVC window to front, radiator,
feature fireplace, tv point.

Rear Hall
Doors to bedroom and shower
room.

Bedroom
3.73 m x 2.47 m (12'3" x 8'1")

UPVC window to rear, radiator,
fitted wardrobes and storage to
one wall.

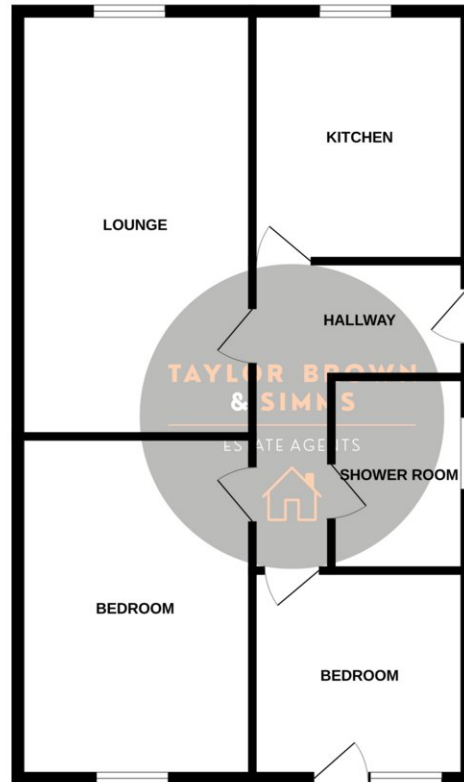
Bedroom
3.04 m x 2.69 m (10'0" x 8'10")
UPVC door and window to rear,
radiator.

Shower room
UPVC window to side aspect, three
piece suite comprising of shower
cubicle, WC, pedestal hand wash
basin, radiator, part tiled walls.

Outside
To the front is a gravelled garden
with mature shrubs, driveway to
the side.

To the rear is a gravelled garden
with shrubs and a shed and being
enclosed via panelled fencing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.