



15 Grey Meadow Road, Ilkeston, DE7 8EZ

**£194,950**

RENSHAW ESTATES are thrilled to offer this FOUR BEDROOM, THREE STOREY TOWNHOUSE \* Fully Modernised \* Driveway & Garage \* EN SUITE TO MASTER \* Popular location \* Spacious Lounge \* DINING KITCHEN \* Enclosed Garden \* UPVC Double Glazed & Gas Central Heating \* Help-to-Buy available \* Viewing advised \*



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## ENTRANCE HALL

Double glazed composite door to front, radiator, stairs to first floor, access to garage.

## WC

Close coupled WC, radiator, pedestal wash basin, tiled splash backs.

## DINING KITCHEN 4.53M x 3.82M (14'10" x 12'6")

UPVC double glazed French Doors and window to rear, radiator, range of base units, worktops, stainless steel upstands, stainless steel sink, 5 ring gas hob, electric oven, stainless steel extractor hood.

## LANDING

Stairs to second floor, radiator, UPVC double glazed window to front, ceiling spotlights.

## LOUNGE 4.45M x 4.27M (14'7" x 14'0")

UPVC double glazed French Doors with Juliet balcony, radiator, ceiling spotlights.

## WC

Close coupled WC, pedestal wash basin, radiator, ceiling spotlights.

## BEDROOM 2.8M x 2.49M (9'2" x 8'2")

UPVC double glazed window to front, radiator, range of fitted wardrobes.

## SECOND FLOOR LANDING

Storage cupboard, radiator, ceiling spotlights, loft access with pull down ladders leading to part boarded loft space.

## BEDROOM 3.24M x 2.62M (10'8" x 8'7")

UPVC double glazed window to front, radiator, ceiling spotlights.

## EN SUITE 1.86M x 1.83M (6'1" x 6'0")

UPVC double glazed window to front, radiator, shower cubicle, vanity wash basin with double sink, close coupled WC, tiled splash backs, ceiling spotlights.

## BEDROOM 3.24M x 2.62M (10'8" x 8'7")

UPVC double glazed window to rear, radiator, ceiling spotlights.

## BEDROOM 3.06M x 1.83M (10'0" x 6'0")

UPVC double glazed window to rear, radiator.

## BATHROOM 2.4M x 1.76M (7'10" x 5'9")

Panelled bath, close coupled WC, pedestal wash basin, tiled splash backs, ceiling spotlights.

## GARAGE

Electric remote controlled roller door to front, power and light, tiled floor, storage cupboard with plumbing for washing machine and tumble dryer.

## OUTSIDE

Front: Block paved driveway.

Rear: Enclosed garden with decked patio areas and artificial lawn, gravelled borders.

## DIRECTIONS

From the Tesco Island take the Third exit onto Heanor Road. Proceed for some distance taking the first left turn onto Grey Meadow Road. Proceed along where the property can be found on the left hand side identified by our 'For Sale' board.

## EPC INFORMATION

Energy Efficiency Rating = B

## CURRENT COUNCIL TAX BAND C

## NEED A COMPETITIVE MORTGAGE?



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Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!!

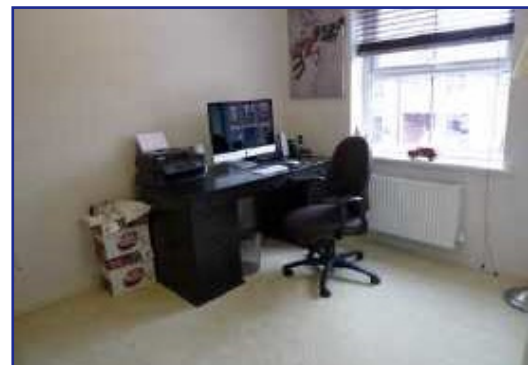
Call our branch and ask for Chris Goring or Michael Naylor for a FREE INITIAL CONSULTATION.

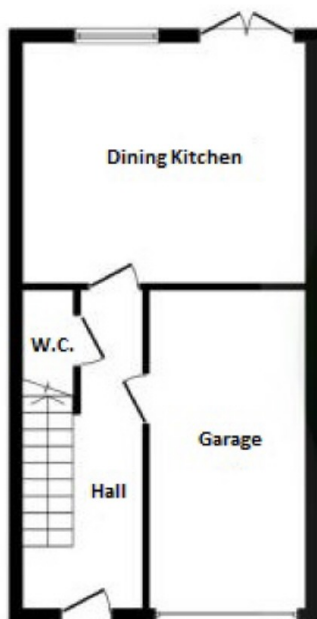
## ADDITIONAL INFORMATION

Details Prepared 20.03.17

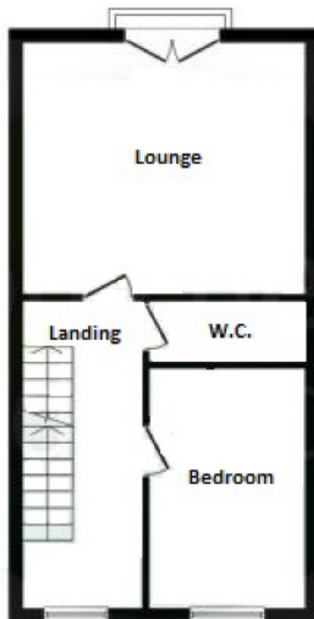
These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

Our Alternative Dispute Resolution provider is The Property Ombudsman

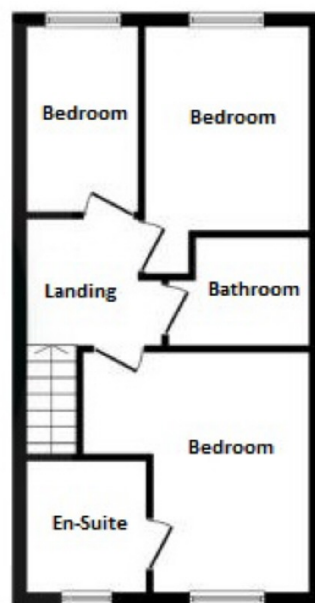




**Ground Floor**



**First Floor**



**Second Floor**