

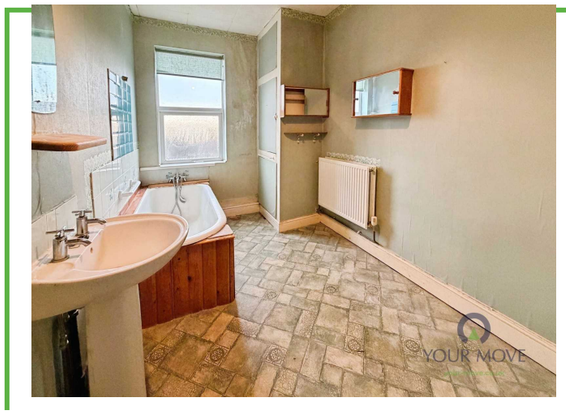














Park Drive, Ilkeston, Derbyshire,
DE7

Guide Price: £105,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Park Drive, Ilkeston, Derbyshire, DE7

Guide Price: £105,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: Erewash Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A two-bedroom house in Ilkeston for sale by modern auction, offering two reception rooms, basic but functional facilities and on-street parking, in a convenient location near the town centre, schools and strong road, bus and rail links, ideal as a renovation project into a family home.

For sale by modern auction, this two-bedroom house on Park Drive in Ilkeston offers a genuine opportunity for buyers seeking a project with clear potential to create a family home.

The property provides two separate reception rooms, both of good proportions, with high ceilings, large front windows and gas fires, giving a flexible layout for living and dining space. The kitchen is currently basic but functional, with sink, worktop space and storage, ready for full redesign. Upstairs, there are two bedrooms and a bathroom with bath, basin again serviceable, but now dated and in need of refurbishment. Décor and floor coverings throughout require modernisation, but the house benefits from a gas boiler and double glazing, making it mortgageable and offering a solid starting point for improvement.

Outside, there is a small front forecourt and established rear garden with large shrubs which would be substantially larger once cleared. There is also a garden shed and built in storage shed. The garden is enclosed and has private access via an enclosed entry.
Park Drive is well placed for Ilkeston town centre, with its range of shops, supermarkets including Morrisons up the road. Ilkeston Market Place and the Albion Centre are within easy reach, as are local schools including Cavendish Close and Ormiston Ilkeston Enterprise Academy. Ilkeston Community Hospital and Rutland Recreation Ground provide further local amenities and green space.

Public transport links are convenient: regular bus services run into Derby and Nottingham, while Ilkeston railway station offers direct services towards Nottingham with journeys to Nottingham typically around 20 minutes. Road links to the A610 and M1 are also accessible, making this a practical base for commuters.

Auction Conditions
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 28 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.
We are thrilled to present to the market, this fantastic three bedroom family home currently for sale. Large gardens front and rear and view over the park make this a worth while project, without having to worry about major renovations or improvements.

Lounge
12' x 13'5" (3.66m x 4.1m)
Walk in bay window , double glazed door to front elevation and wall mounted gas fire.

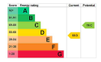
Inner hall
Stairs raising to first floor landing. Access to cellar providing useful storage space.

Dining Room
12'1" x 12'6" (3.68m x 3.8m)
Wall mounted electric fire, double glazed window to rear elevation.

Kitchen
6'2" x 14'1" (1.88m x 4.3m)
Fitted with basic wall and base units. Double glazed window and door to side elevation.

Rear hall

Seperate WC
6'4" 2'10" (1.93m 0.86m)



For full EPC please contact the branch.

Low level WC and double glazed window to side elevation.

Landing
16'2" x 5'5" (4.93m x 1.65m)
Built in cupboard and access to bedrooms.

Bedroom 1
12' x 10'11" (3.66m x 3.33m)
Fitted double wardrobes and over head storage, double glazed window to front elevation.

Bedroom 2
9'1" x 12'6" (2.77m x 3.8m)
Double glazed window to rear elevation.

Bathroom
12'5" x 6'10" (3.78m x 2.08m)
Fitted with a two piece suite with panel bath and pedestal wash hand basin.

Tenure
Freehold



Total floor area: 106.6 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

YOUR MOVE

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.