



Tudor Grove 34a and 34b Bright Street, Ilkeston, DE7 8NH

Offers Over £175,000

- Investment Opportunity
- Spacious Properties
- Rear Yard
- Currently Achieving £1200
- Two One Bedroom Flats
- Ground Floor and First Floor Flats
- Sold with Tenants in Situ
- No Upward Chain

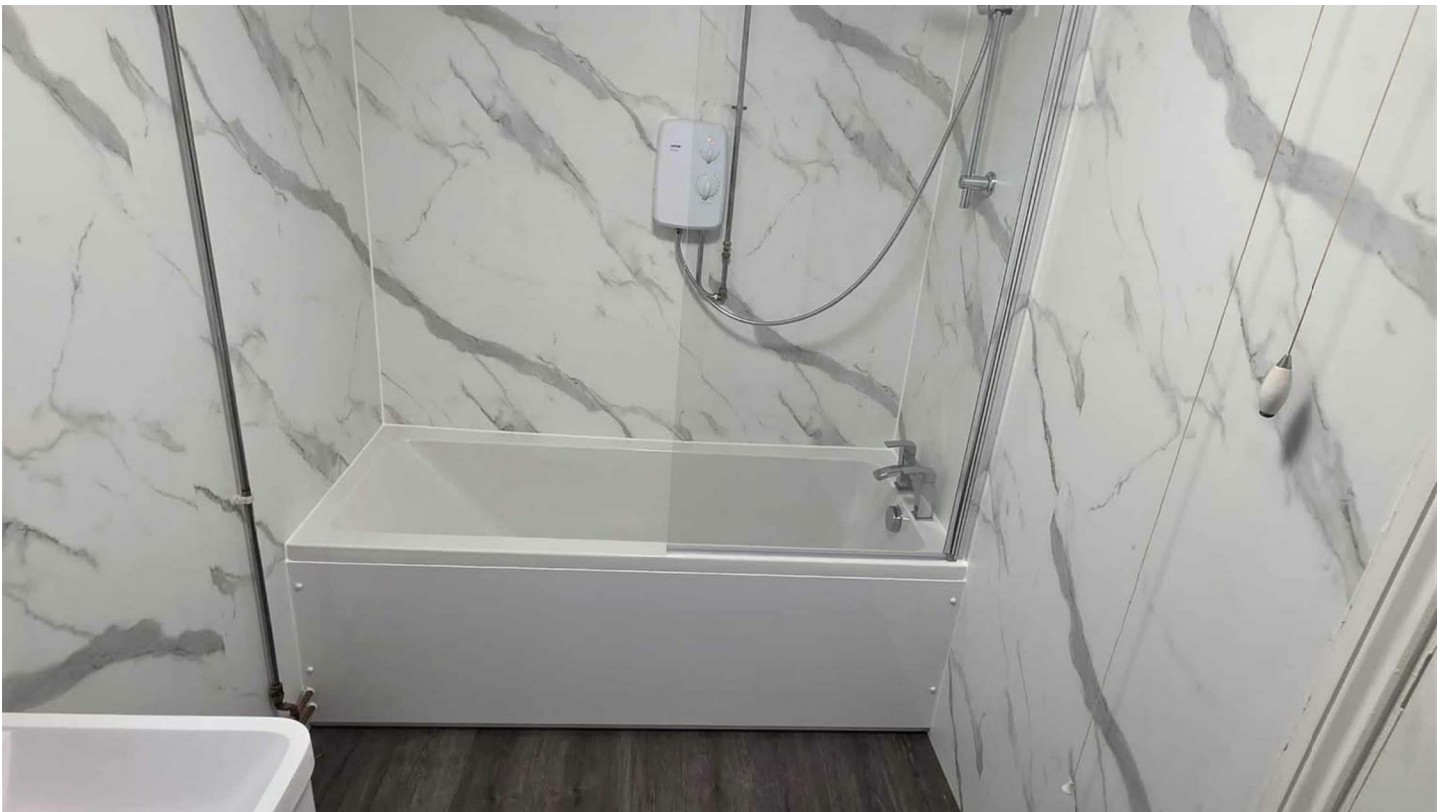
Tudor Grove 34a and 34b Bright Street, Ilkeston DE7

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An opportunity to buy two one bedroom apartments. The ground floor flat comprises Lounge, Kitchen, Bedroom, Shower Room and rear yard. To the first floor is a further spacious one bedrooms flat comprising, Lounge, Kitchen and Bathroom. Being sold with tenants in situ, currently achieving a total rent of £1250 PCM. No Upward Chain.



Council Tax Band:



MAIN DESCRIPTION

An opportunity to purchase a detached freehold property that is split into two one bedroom apartments. The ground floor flat comprises Lounge, Kitchen, Bedroom, Shower Room and rear yard. To the first floor is a further spacious one bedrooms flat comprising, Lounge, Kitchen and Bathroom. Being sold with tenants in situ, currently achieving a total rent of £1200 PCM. No Upward Chain.

GROUND FLOOR FLAT - PORCH

With door to the Entrance Hall.

ENTRANCE HALL

Doors to the Bedroom, Shower Room and Kitchen.

KITCHEN

9'9" x 8'8"

Window to the rear elevation. Wall mounted gas combination boiler. Radiator. Door to the Lounge.

LOUNGE

12'3" x 13'1"

Two windows to the front elevation. Radiator.

BEDROOM

14'0" x 13'1"

Window to the front elevation. Radiator.

SHOWER ROOM

Pedestal wash hand basin. Low level flush toilet. Wet room cubicle with electric shower. Window to the rear. Radiator.

EXTERIOR

Yard to the rear accessed via side gate.

FIRST FLOOR FLAT - ENTRANCE HALL

Entered via front door, with stairs to the first floor landing.

LANDING

With doors to all rooms.

LOUNGE

13'2" x 12'7"

Windows to the front and rear elevations. Radiator.

KITCHEN

11'8" x 12'6"

Modern kitchen with a range of base and wall units. Wall mounted gas combination boiler. Integrated oven and electric hob. Window to the rear elevation.

BEDROOM

11'9" x 12'7"

Window to the front elevation. Radiator.

BATHROOM

12'1" x 5'8"

Corner bath with mixer shower. Sink unit. Low level flush toilet. Radiator. Window to the rear.

TENURE

Both flats are on a separate leasehold title with a very long leasehold (982 years), however the freehold for the building is included within the sale. If buying with a mortgage a specialist lender will be required.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC