



Warwick Drive, Ilkeston, Derbyshire    **£114,950**







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Derbyshire

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**EPC Grade F**  
**For full EPC please contact the branch**

### Property Description

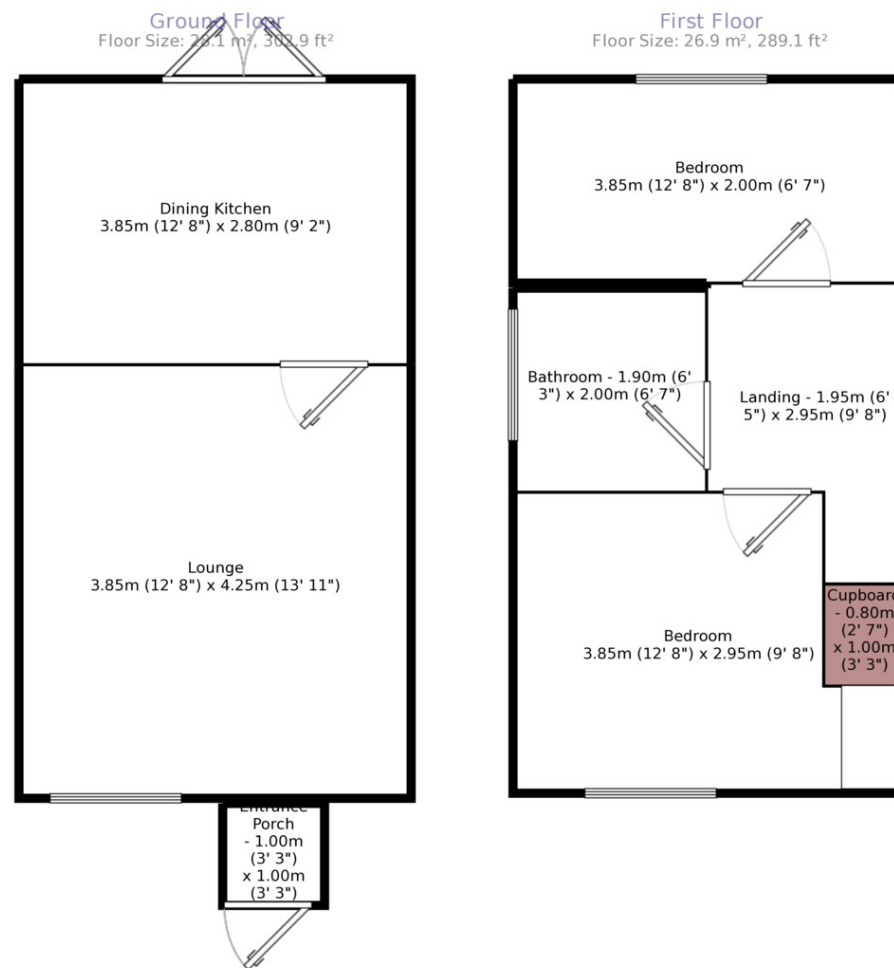
Notice Of Offer - Property Address: 9 Warwick Drive, Ilkeston, Derbyshire DE7 9JE. We advise that an offer has been made for the above property in the sum of £105,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Your Move, 45 Bath Street, Ilkeston, Derbyshire DE7 8AH. Agents Telephone Number: 01159 303813. A modern first time buyer home situated on the popular Shipley View estate. The accommodation in need of modernisation includes a dining kitchen, lounge, two double bedrooms and bathroom suite. There is also a driveway for off street parking. Contact Your Move for your viewing arrangements. A copy of the EPC will be available on request. EPC grade F

### Our View

This property is in the ideal location as a starter home with plenty of potential for development. The master bedroom has fitted wardrobes and there is an enclosed rear garden and walled patio.

### Location

Situated on the Shipley View estate within walking distance to the play area and Nutbrook Trail. The Co-operative general store is just around the corner and there is a bus route to Ilkeston town along with a footpath to the Industrial estate and the town centre.



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Your Move is a trading name of your-move.co.uk, registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

\*Calls may be recorded and/or monitored for training and/or security purposes.

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