



Garden Avenue, Ilkeston DE7 4DF

welcome to
Garden Avenue, Ilkeston

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- DRIVEWAY
- LARGE REAR GARDEN
- EN SUITE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£320,000

Porch
Entrance Hallway
Lounge
19' x 11' 11" (5.79m x 3.63m)
Gas feature fireplace, patio doors into rear garden, front and side windows

Kitchen Diner
21' 4" x 8' 3" (6.50m x 2.51m)
Utility Room
Bedroom Two
11' 1" x 10' 1" (3.38m x 3.07m)

En Suite
Bedroom Three
9' 2" x 8' 5" (2.79m x 2.57m)
Bedroom Four
7' 9" x 7' 10" (2.36m x 2.39m)

Bedroom One
15' x 8' 7" (4.57m x 2.62m)
Family Bathroom
With separate walk in shower cubicle, bath, hand basin and WC



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Property Ref:
KBY107918 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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