



King Street
Ilkeston



King Street Ilkeston DE7 8GJ

for sale offers in the region of
£125,000



Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this traditional two bedroom mid terraced property on King Street in the heart of Ilkeston being sold with no onward chain perfectly suiting a first time buyer or a seasoned investor to add to their portfolio as the property is currently tenanted with a current gross yield of approx 8%.

In brief, this property comprises of on street parking, lounge, kitchen, bathroom, two well sized bedrooms and a large garden to the rear.

King Street is located in the heart of Ilkeston and provides easy access to the town centre where you will find shops, eateries and general local amenities; supermarkets are within a stones throw from the property and access to main road, rail and bus routes are within a short distance.

To view this property, please call Burchell Edwards Estate Agents in Ilkeston.

To The Front:

To the front of the property is on street parking and access to the main property is via a UPVC double glazed door into the lounge.

Lounge;

11' 8" x 11' 9" (3.56m x 3.58m)

Upon accessing the property through the UPVC double glazed front door the lounge comprises of feature fireplace, wood effect flooring, UPVC double glazed window to the front aspect and ceiling light with access to the kitchen.

Kitchen;

11' 9" x 11' 9" (3.58m x 3.58m)

Accessed from the lounge or through the rear access, the kitchen comprises of wall and base units with stainless steel sink and drainer unit with UPVC double glazed window above providing a view out onto the back garden, integral oven, hob and overhead extractor with tiled splash back, tile effect flooring and space

for washing machine/dishwasher depending on your preferences.

Bathroom;

Located on the ground floor, the bathroom comprises of panelled bath with shower over and tiled splashback, low level W/C, handwash basin, tiled effect flooring, radiator and ceiling light.

Bedroom One;

11' 9" x 11' 9" (3.58m x 3.58m)

With UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bedroom Two;

.11' 9" x 11' 9" (3.58m x 3.58m)

With UPVC double glazed window to the rear aspect, radiator and carpet flooring.

To The Rear;

To the rear of the property is a large garden with shrubbery and vegetation and access through to the front of the property. There is also access via the flying freehold alleyway which creates a walkway for wheelie bins and rear access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D

Tenure: Freehold

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