



King Street
Ilkeston

burchell
edwards



Property Description

MID TERRACE HOME !! THREE BEDROOMS !! TWO RECEPTIONS !! CLOSE TO TOWN CENTRE AND TRANSPORT LINKS !! We at Burchell Edwards are delighted to offer to the market this mid-terrace home in need of modernisation is ready for its new owner to love.

Located within the shortest of distance to the town centre, all transport links and mainline station. This charming mid terrace home is waiting for a new owner to tastefully bring back to life.

The home comprises of living room, dining room and kitchen to the ground floor. The second floor includes two of the bedrooms and a family bathroom. The third bedroom located on the second floor.

To the rear is the private garden and there is plenty of on-street parking to the front, We feel with all that this home has to offer really makes for the perfect purchase so please call Burchell Edwards today to arrange your viewing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained

within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

To The Front

A UPVC front door enters directly into the living room.

Living Room

11' 11" x 11' 10" (3.63m x 3.61m)

Having a front aspect double-glazed window, fitted carpet and a radiator. Leading to a walkway with a handy storage cupboard.

Kitchen/Diner

20' 11" x 12' (6.38m x 3.66m)

Having a double-glazed rear aspect window with fitted carpet, a feature fireplace and a radiator in the dining area. The kitchen section has a tiled floor with double-glazed rear and side aspect windows. Fitted with a selection of wall and base units with a stainless-steel sink and drainer, an electric oven, hob and overhead extractor. There is plumbing and space for a washing machine and a fridge freezer..

Bedroom One

12' 1" x 11' 10" (3.68m x 3.61m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

.9' x 5' 9" (2.74m x 1.75m)

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window with tiled flooring and a heated towel rail. Suite includes a low-level WC, a handwash basin and a panelled bath with an electric shower.

Bedroom Three

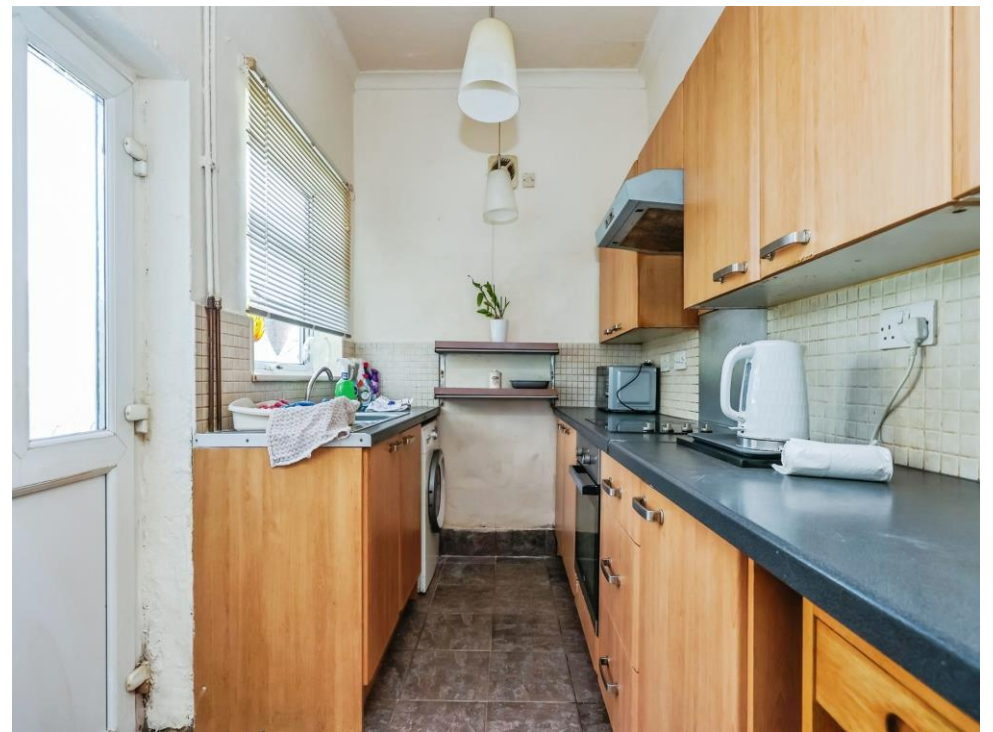
18' 9" x 12' (5.71m x 3.66m)

Having fitted carpet and two radiators with a rear aspect skylight window.

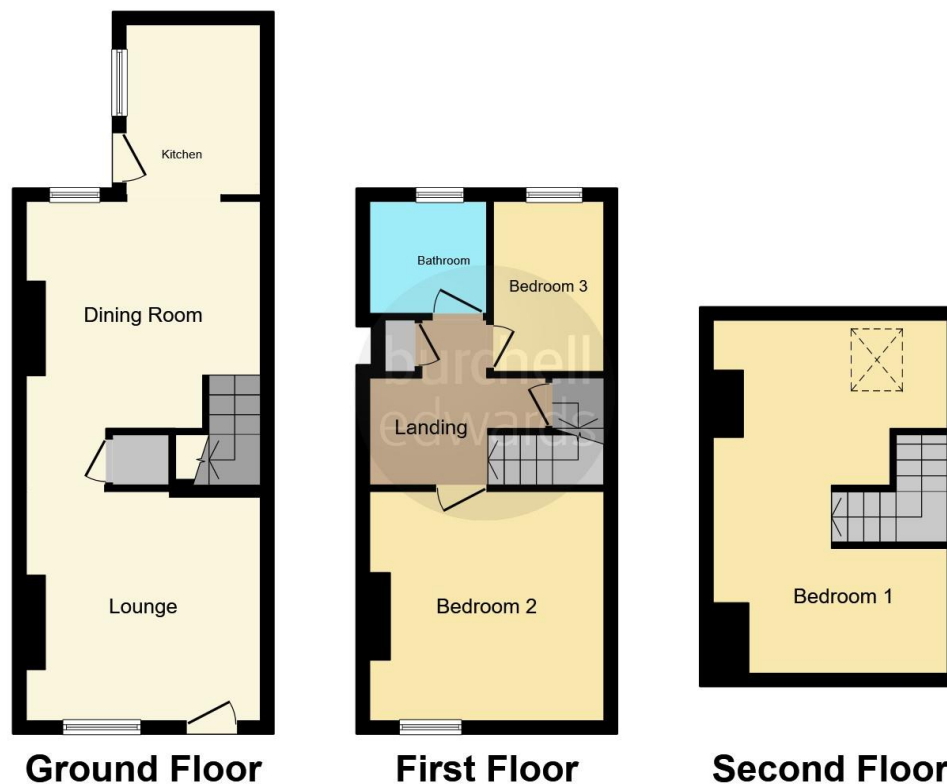
To The Rear

Rear yard area.









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: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207036



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: IST207036 - 0002