



Jacobite Close
Smalley Ilkeston



Jacobite Close Smalley Ilkeston DE7 6PW

for sale
£110,000



Property Description

50 % SHARED OWNERSHIP ON OFFER !! NEW MODERN DEVELOPMENT !! TWO DOUBLE BEDROOMS !! WELL PRESENTED !! We at Burchell Edwards are delighted to offer to the market this chance to get onto the mortgage ladder in the form of this charming modern home being offered as a 50% share.

Located on a very popular development located in the heart of Smalley is this extremely well presented semi detached home that will make for the perfect first steps into the world of home ownership.

The home has been extremely well maintained by the present owner and offers bright spacious modern living and really makes for the perfect purchase.

The home comprises of modern well equipped kitchen, bright living / dining and guest cloakroom to the ground floor.

The first floor has the two double bedrooms and the family bathroom.

To the rear is the charming private enclosed garden and there is private driveway tandem parking to the side of the home.

We feel with the fantastic location and what the home has to offer really makes this a must see for all first time buyers so please call Burchell Edwards today to arrange your viewing.

To The Front

Gravelled area with walkway leading to the front of the property with tandem side driveway having space for two vehicles. The composite front door opens into the entrance hallway.

Entrance Hallway

Fitted with laminate flooring and a radiator. Access to a guest cloakroom.

Guest Cloakroom

Having a front aspect double-glazed frosted window, low-level WC and a handwash basin with laminate flooring and a fitted radiator.

Living Room

14' 8" x 12' 9" (4.47m x 3.89m)

Having a double-glazed side aspect window and double-glazed rear aspect patio doors with two radiators and laminate wood flooring.

Kitchen

11' 4" x 6' 3" (3.45m x 1.91m)

Having double-glazed front aspect window. The kitchen is fitted with a selection of wall and base units with a stainless-steel sink and drainer unit, an electric oven and a gas hob with an overhead extractor. Having space and plumbing for a washing machine and a fridge freezer. Continuation of the laminate flooring and a fitted radiator

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

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

Bedroom Two

12' 8" x 7' 5" (3.86m x 2.26m)

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

Bathroom

Having a double-glazed frosted side aspect window. Fully tiled bathroom includes a panelled bath with an overhead electric shower, a low-level WC and a handwash basin.

To The Rear

Lovely patio area ideal for entertaining leading to a grass lawn with established borders and a garden shed.









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: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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