



Cotmanhay Road
Ilkeston

burchell
edwards



Property Description

CHAIN FREE !! NEWLY REFURBISHED !! THREE BEDROOMS !! BESPOKE KITCHEN !! PERFECT FIRST TIME PURCHASE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this newly refurbished mid terrace home that is ready for a new owner to love.

Located close to the town centre and all transport and road links is this charming mid terrace home that has been refurbished to a high standard by the present owner and offers spacious bright living with a modern twist.

The home comprises of lounge, bespoke kitchen / diner to the ground floor. The first floor has two bedrooms and the new family bathroom. The top floor holds the third bedroom. To the rear is the low maintenance garden and there is plenty of on street non permit parking to the front.

We feel in regards to the high standard of finish and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

Having on-street non-permit parking available. The UPVC double-glazed front door leads directly into the living room.

Living Room

11' 9" x 11' 5" (3.58m x 3.48m)

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

Kitchen/Diner

12' 1" x 11' 6" (3.68m x 3.51m)

Having a double-glazed rear aspect window and door with laminate flooring and a fitted radiator. Newly fitted bespoke kitchen with a selection of wall and base units including a stainless-steel sink and drainer unit, an integrated gas hob with an eye-level oven.

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)

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

Bedroom Two

11' 9" x 7' 5" (3.58m x 2.26m)

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

Shower Room

Having a double-glazed frosted rear aspect window with laminate flooring and a heated towel rail. Suite includes a mains fed shower cubicle, with a combined vanity handwash basin and low-level WC.

Bedroom Three

18' 1" x 11' (5.51m x 3.35m)

Bedroom located on the second floor. Having rear and front aspect Velux windows with fitted carpet and a radiator.

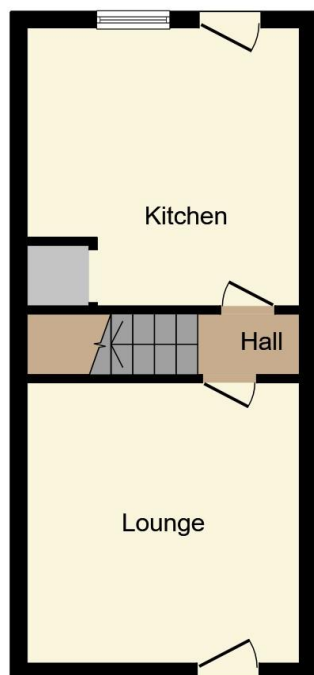
To The Rear

Low maintenance cemented rear garden.

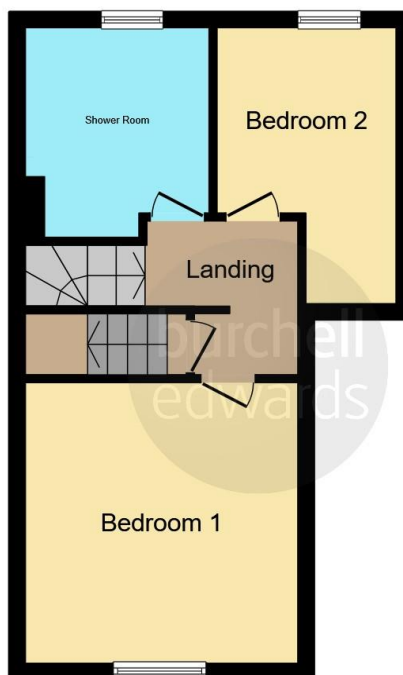




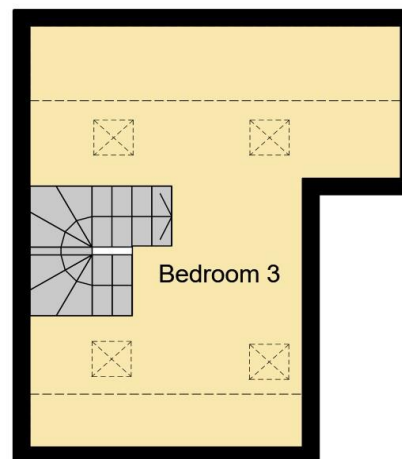




Ground Floor



First Floor



Second Floor

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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207338



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207338 - 0005