



Nottingham Road
Ilkeston

burchell
edwards

Nottingham Road
Ilkeston DE7 5AJ

for sale
£140,000



Property Description

SPACIOUS MID TERRACE HOME !! TWO DOUBLE BEDROOMS !! ADDITIONAL LOFT ROOM !! TWO RECEPTIONS !! UTILITY ROOM !! We at Burchell Edwards are delighted to offer to the market this charming mid-terrace home which is located close to the town centre and is ready for a new owner to love.

The home comprises of living room, dining room, kitchen and a utility room to the ground floor.

The first floor holds two double bedrooms and the family bathroom with a loft room located on the second floor.

To the rear is the private garden and there is plenty of on street parking to the front.

Located close to the town centre with all major supermarkets and all fantastic transport and road links.

We feel with what this home has to offer and the great location really makes this a must see so please call Burchell Edwards today to arrange you viewing.

To The Front

Having on-street non-permit parking available. Small gated yard area leading to the UPVC double-glazed door opening directly into the dining room.

Dining Room

10' 9" x 10' 1" (3.28m x 3.07m)

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

Living Room

15' x 11' 9" (4.57m x 3.58m)

Having a double-glazed rear aspect window with laminate flooring, a radiator and a media wall.

Kitchen

9' 11" x 6' 4" (3.02m x 1.93m)

Having a double-glazed side aspect window and door with laminate flooring. Fitted with a selection of wall and base units with an electric cooker. Leading to a utility area.

Utility Room

6' 4" x 4' 5" (1.93m x 1.35m)

Having a double-glazed side aspect window with space and plumbing for a washing machine and tumble dryer.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

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

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Having a double-glazed rear aspect window with fitted carpet, a radiator with handy storage.

Bathroom

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

Loft Room

Spacious boarded loft space with a rear aspect Velux window and fitted electrics.

To The Rear

Staged rear garden with patio areas.









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: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207416



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: IST207416 - 0003