



**Bristol Road, Ilkeston DE7 5HD**

welcome to

## Bristol Road, Ilkeston

- BAY FRONTED SEMI DETACHED
- THREE BEDROOMS & OFFICE/STUDY ROOM
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO LOCAL FACILITIES & AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£295,000**

### Entrance Hallway Lounge

15' 10" x 12' ( 4.83m x 3.66m )  
Bay fronted

### Snug

13' 2" x 13' 2" ( 4.01m x 4.01m )

### Kitchen Diner

20' 1" x 11' 8" ( 6.12m x 3.56m )

### Bedroom One

13' 1" x 12' ( 3.99m x 3.66m )

### Bedroom Two

10' 11" x 8' 9" ( 3.33m x 2.67m )

### Bedroom Three

13' x 9' 1" ( 3.96m x 2.77m )

### Office/Study

6' 9" x 6' 1" ( 2.06m x 1.85m )

### Family Bathroom Workshop



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#### Property Ref:

KBY109753 - 0006

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william h brown



**0115 938 5062**



[kimberley@williamhbrown.co.uk](mailto:kimberley@williamhbrown.co.uk)



39 Main Street, Kimberley, NOTTINGHAM,  
Nottinghamshire, NG16 2NG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**