



Andrew Avenue  
Ilkeston

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### Property Description

SEMI DETACHED HOME !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! IN NEED OF TASTEFUL REFURBISHMENT !! We at Burchell Edwards are delighted to offer to the market this charming semi detached home, that is need of some refurbishment and will offer spacious living close to the town centre.

This charming home with a little work will make for the perfect purchase with all buyers looking for a project that will bring this home back to life.

The home is located close to the town centre all major super markets transport and road links as well as some popular schools.

The home comprises of bright lounge, good size dinning room and kitchen to the ground floor with the two double bedrooms and the family bathroom located on the first floor.

To the rear is the private enclosed garden with access to a brick built storage room and to the front is plenty of non permit on street parking.

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

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### 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.

## Front Elevation

Set back from the road with side access.

## Entrance Hall

UPVC door to the side elevation and laminate flooring.

## Living Room

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Dining Room

With UPVC double glazed French doors to the rear elevation leading to the garden, laminate flooring and radiator.

## Kitchen

Fitted with wall and base units with work surfaces over that incorporates a stainless steel sink & drainer with mixer tap, gas hob, electric oven, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC double glazed window to the side elevation.

## Landing

Access to bedrooms and loft access.

## Bedroom One

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bathroom

Fitted with corner shower cubicle with electric shower and tiled splashbacks, Jacuzzi bath with mixer tap, low level W.C, pedestal wash hand basin and towel radiator.

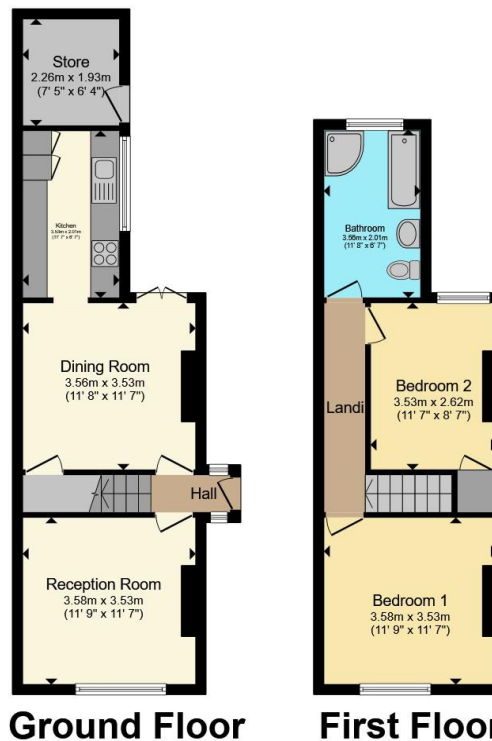
## Rear Elevation

Secure and enclosed rear garden with concrete seated patio area, fenced boundary, brick outhouse and laid to lawn area.









Total floor area 77.7 m<sup>2</sup> (836 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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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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