



Kingston Avenue
Ilkeston

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this three bedroom end terraced property in a sought after residential location close to local amenities.

The property briefly comprises of three bedrooms, living room, kitchen/diner and off road parking. This property needs to be viewed internally to be fully appreciated. Call now to register with us for property updates.

Ilkeston is a much sought after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities.

Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham University and the QMC Hospital and less the 20 minutes away.

Ground Floor Accommodation

Living Room

Bright living room with a fireplace, fitted carpet, door and double glazed window to the front elevation.

Kitchen/Diner

Kitchen/diner consisting of wood flooring, understairs storage cupboard, sink and drainer unit, matching cupboard and base units, combi boiler, radiator and double glazed window to the rear elevation.

Utility Room

Tiled floor, door to bathroom and door and double glazed window to the side elevation.

Bathroom

Fitted bathroom suite with a bathub, low flush w.c, partially tiled walls, tiled floor and double

glazed window to the side elevation.

First Floor Accommodation

Landing

Fitted carpet and loft access with ladder.

Bedroom One

Double bedroom with fitted carpet, accent fireplace, radiator, ceiling light and double glazed window to the front elevation.

Bedroom Two

Another good sized bedroom with built in storage cupboard, radiator, fitted carpet and double glazed window to the rear elevation.

Bedroom Three

Single bedroom with fitted carpet, radiator and double glazed window to the side elevation.

W.C

Low flush w.c and wash hand basin.

Outside

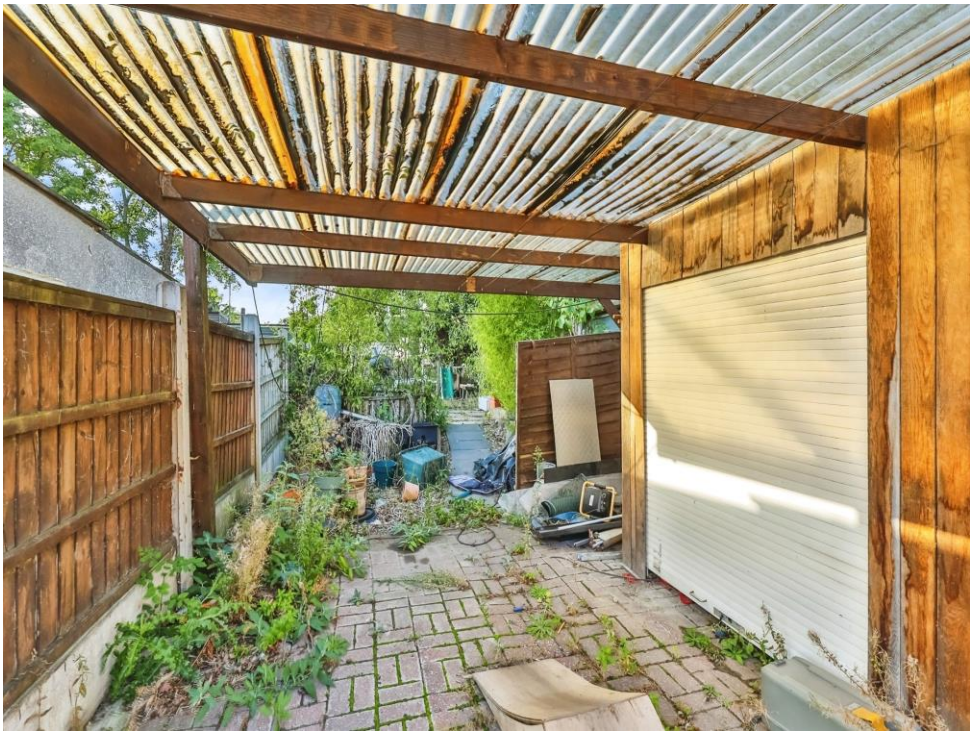
Driveway/Carport

Driveway/carport to the rear of the property with shared access.

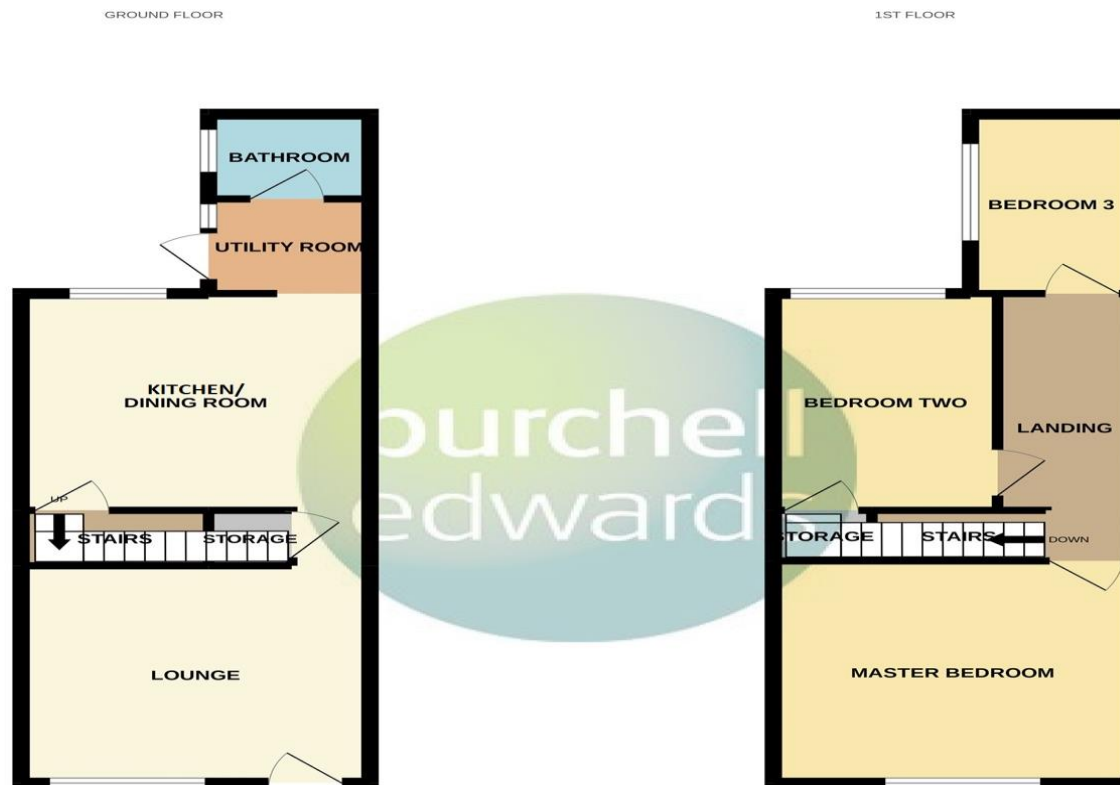
Rear Garden

An ample rear garden with a path and access to the car port.









FOR ILLUSTRATIVE PURPOSES ONLY
Made with Metroplan 10/2022

To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: E Council Tax
Band: A

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/IST206378](https://www.burchelledwards.co.uk/Property/IST206378)



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