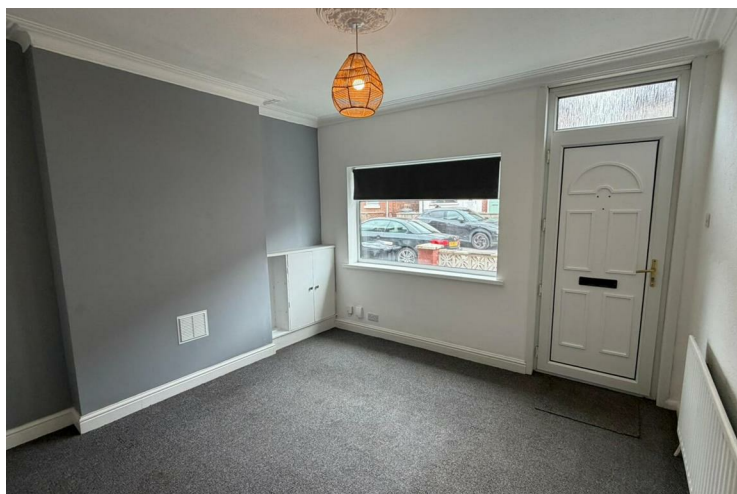




## 18 NELSON STREET ILKESTON

£850 Per

Traditional and well-presented unfurnished three-bedroom semi-detached home, offering spacious accommodation throughout, together with a generous private rear garden and convenient access to local amenities and transport links. This attractive property would ideally suit a family, couple or professional tenants seeking a well-proportioned home in a popular residential location.



- Spacious throughout • Modern kitchen • Enclosed rear garden • 2 reception rooms • Ground floor bathroom

### Front and rear reception rooms

The entrance into the property is through the front reception room (3.49M x 3.57M), providing a comfortable living space with plenty of natural light. To the rear is a second spacious reception room (3.78M x 3.65M), ideal for use as a dining room, family room or additional lounge, benefiting from a useful fitted under-stairs storage cupboard and staircase leading to the first floor.

### Kitchen

Leading from the rear reception room is a galley-style kitchen fitted with a modern range of grey wall and base units, offering ample space, together with an integrated oven and hob. A rear door provides direct access onto the enclosed garden. Beyond the kitchen is a separate utility area (0.85M x 1.7M) with plumbing for a washing machine and an additional fitted storage cupboard, providing practical laundry and household space.

### Ground floor bathroom

The ground floor bathroom is fitted with a 3 piece suite includes pedestal sink, shower over bath and WC.

### Bedrooms

Front (3.49M x 3.65M) and middle bedrooms (2.65M x 3.72M) are double sized and the third bedroom is located to the rear of the house is a single bedroom (2.98M x 2.0M.)

### Garden

Externally, the property enjoys a particularly good-sized enclosed rear garden. The garden includes a concrete hard-standing seating area, partially covered by a timber structure, together with a further lawned/open garden area, slabbed pathway and wooden storage shed. A private side pathway extends from the rear garden to the front gate, allowing

convenient external access.

To the front of the property is a semi-open forecourt garden with ample on-street parking available nearby.

Additional benefits include UPVC double glazing throughout.

### Location

The property is conveniently situated for easy access to Ilkeston town centre and its wide range of shops, supermarkets and local amenities, whilst also offering excellent transport links to Nottingham via the A610 and onward access to the M1 motorway at Junction 26, making it ideal for commuters.

### Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating via combi boiler.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area.

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

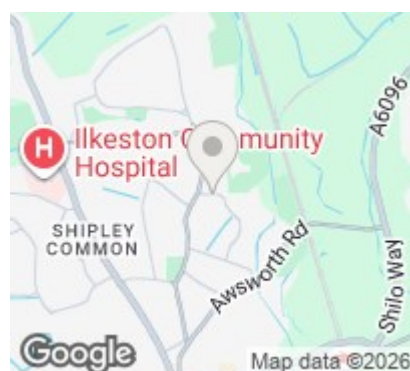
Council: Erewash Borough Council

Any planning permission in the area: see [planning.erewash.gov.uk/pr/s/register-view?c\\_\\_r=Arcus\\_BE\\_Public\\_Register](http://planning.erewash.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register)



- Utility area • Ideally located close to A610 and junction 28 of the M1 • Council tax band - A





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 87                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: D      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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