Robert Ellis

look no further. . .

Nottingham Road
Ilkeston, Derbyshire DE7 5AJ

A TWO DOUBLE BEDROOM MID TERRACED HOUSE.

Asking Price £125,000 Freehold

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A surprisingly spacious two double bedroom mid terraced house.

This well presented property comes to the market in a ready to move into condition with features including uPVC double glazed windows and gas fired central heating served from a combination boiler which was only installed in the Summer of 2025 and has a five year warranty.

The accommodation comprises lounge, separate dining room and fitted kitchen. To the first floor, the landing provides access to two double bedroom and bathroom/WC.

To the rear of the property, there are enclosed and mature gardens, as well as a traditional yard beyond the rear elevation.

Conveniently situated for many local amenities and being on a regular bus service which links Nottingham and Derby. Morrisons supermarket with within walking distance as is the town centre of Ilkeston itself.

This property is ideal for first time buyers, downsizers, as well as long term buy to let investors.

LOUNGE
13'5" x 11'5" (4.10 x 3.48)
Radiator, double glazed window and door to the front.

DINING ROOM
12'2" x 11'4" (3.72 x 3.46)
Understairs store cupboard, radiator, double glazed window to the rear.

KITCHEN
12'5" x 6'0" (3.79 x 1.84)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer, radiator, double glazed window and door to rear garden.

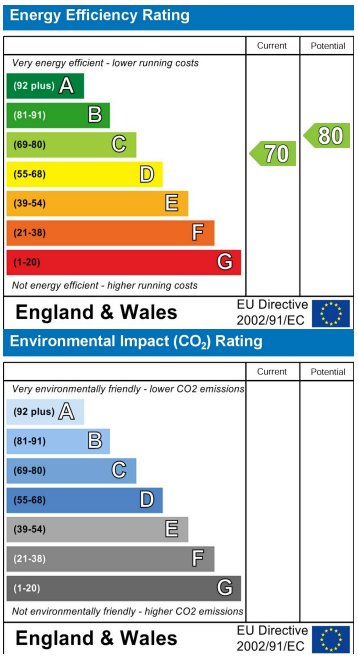
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'4" x 11'4" (3.47 x 3.47)
Radiator, double glazed window to the front.

BEDROOM TWO
11'11" x 8'0" (3.64 x 2.44)
Overstairs store cupboard with hatch to loft space, radiator, double glazed window.

BATHROOM
10'0" x 6'3" (3.07 x 1.93)
A spacious room with a three piece suite comprising wash hand basin, low flush WC and bath with shower over. Partially tiled walls, radiator, built-in airing cupboard housing gas combination boiler installed in the Summer of 2025 and having a five year warranty, double glazed window.

OUTSIDE
To the front, there is a small walled-in garden with pedestrian access leading to the front door. To the rear, there is an enclosed yard area beyond the rear elevation, a shared passageway allows bin access and pedestrian access to the neighbouring Shaw Street. There is a fence and gate leading to the main garden which is attractively landscaped and mature with artificial lawn and a paved seating area, flanked with trees at the foot of the plot to enhance privacy.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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