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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Coniston Drive, Ilkeston, Derbyshire , DE7 4FG
£195,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- GOOD SIZED REAR GARDEN
- OUTBUILDINGS TO THE REAR
- GAS CENTRAL HEATING
- NO UPWARD CHAIN
- NEW FITTED KITCHEN
- POPULAR RESIDENTIAL LOCATION
- VIEWING ESSENTIAL



COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway
Stairs rising to the first floor,
storage cupboard, doors to lounge
and dining room.

Lounge
5.95 m x 3.04 m (19'6" x 10'0")
Dual aspect with double glazed
windows to front and rear aspect,
radiator, fireplace.

Kitchen Diner
4.86 m x 4.11 m (15'11" x 13'6")
UPVC double glazed windows to
side and rear, UPVC door to rear,
New fitted modern kitchen with
base and wall units with work top
and matching up stands,
Integrated oven, hob and extractor
above, space and plumbing for
washing machine, laminate
flooring, under stairs storage
cupboard.

First floor landing
radiator, doors to bedrooms and
bathroom.

Bedroom
4.15 m x 3.05 m (13'7" x 10'0")

Two Double glazed windows to rear
aspect.

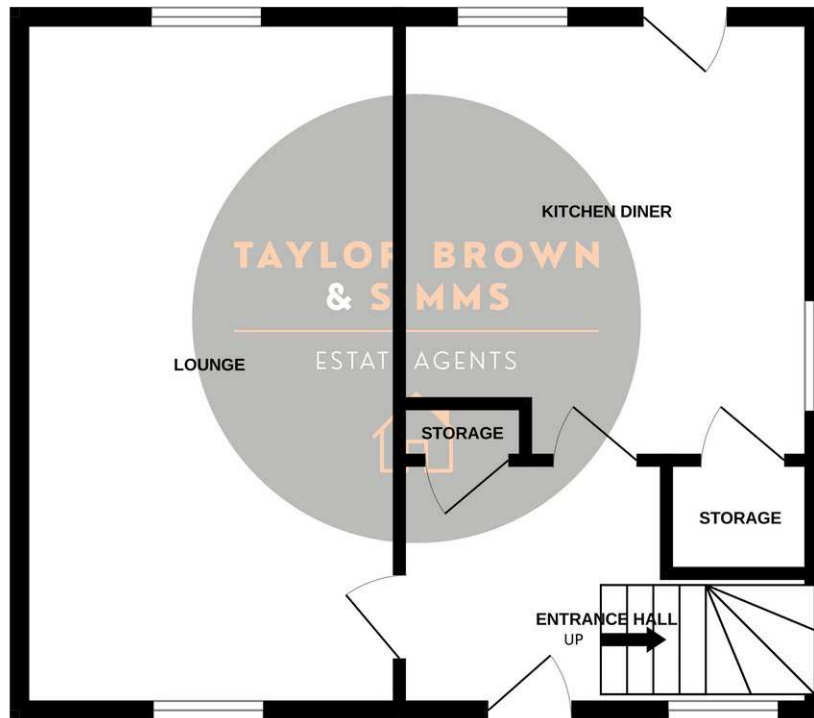
Bedroom Two
3.78 m x 3.04 m (12'5" x 10'0")
double glazed window to rear
aspect, radiator.

Bedroom Three
2.87 m x 2.02 m (9'5" x 6'8")
Double glazed window to front,
radiator, fitted wardrobes.

Bathroom
Double glazed window to front,
three piece suite, panelled bath,
WC and pedestal hand wash basin,
tiled walls, radiator.

Outside
To the front of the property is a
gated entrance, leading to a off
street parking area, paved access to
the front door, gravelled area with
shrubs, and side gated access
leading to the rear garden.
To the rear is a lawned garden,
patio area, three good sized
outbuildings and being enclosed.

GROUND FLOOR



NOTICE TO PROSPECTIVE PURCHASERS

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