



Gregory Street
ILKESTON

burchell
edwards

Gregory Street ILKESTON DE7 8AE

for sale offers over
£180,000



Property Description

END TERRACE PERIOD HOME !! THREE BEDROOMS !! TWO RECEPTIONS !! PRIVATE GARAGE !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market this spacious bright charming period home that is located within the shortest of distances to the town centre.

This charming period home offers fantastic spacious period living and could not be closer to the town centre and all major supermarkets and all transport and road links.

The home comprises of spacious living room, dining room and well equipped kitchen to the ground floor.

The first floor holds the three good size bedrooms with some lovely original features and the family bathroom. To the rear is the low maintenance garden and access to the private garage.

To the front is on-street residential permit parking. Please call Burchell Edwards today to arrange your viewing.

To The Front

On-street resident permit parking available. Paved path and steps leads to the UPVC front door opening into the entrance hallway.

Hallway

Having laminate flooring.

Living Room

Having a double-glazed front aspect bay window with laminate flooring, a fitted radiator and a feature fireplace.

Dining Room

Having a double-glazed rear aspect window with laminate flooring, a fitted radiator and a feature fireplace.

Kitchen

Having a double-glazed side aspect window and door with linoleum flooring. Kitchen fitted with a selection of wall and base units with a stainless-steel sink and drainer, gas hob and oven with overhead extractor, space for a fridge, freezer and washing machine.



Bedroom One

Having a double-glazed front aspect bay window with fitted carpet, a radiator and an attractive feature fireplace.

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet, a radiator and an attractive feature fireplace.

Bedroom Three

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window, linoleum flooring and a fitted radiator. Suite includes a panelled bath with tiled splashback, a low-level WC and a handwash basin.

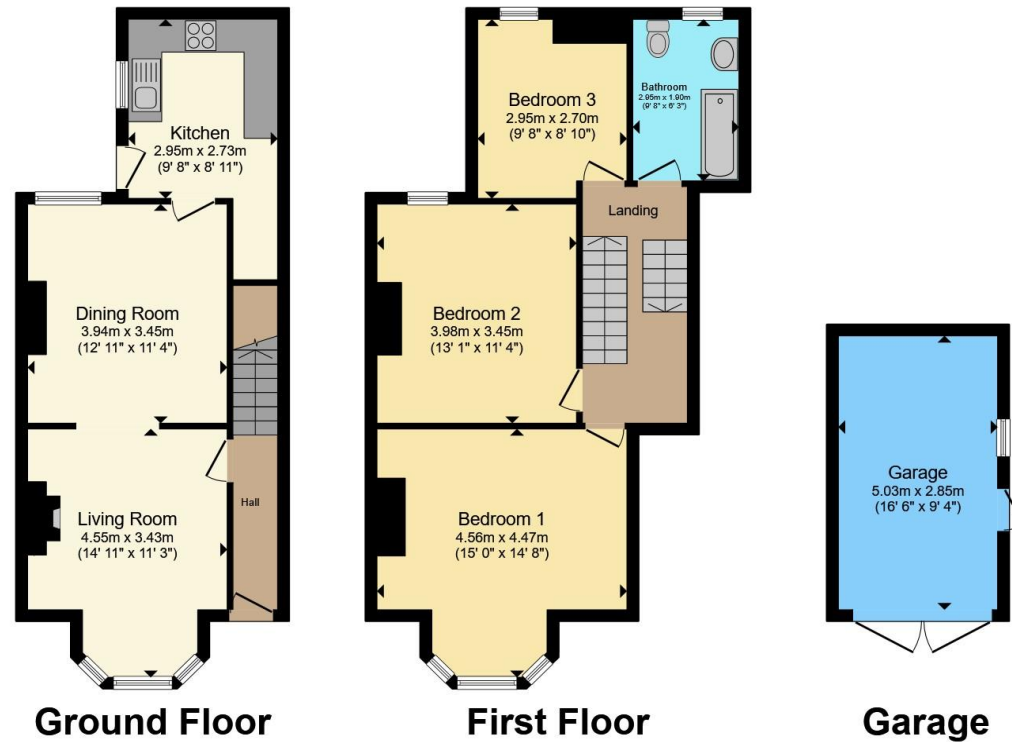
To The Rear

Having a paved patio area leading to astro turf lawn and access to a private garage.









Total floor area 113.8 m² (1,225 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



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207778



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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