



Hobson Drive
Ilkeston

burchell
edwards

Hobson Drive Ilkeston DE7 4LL

for sale offers in excess of
£160,000



Property Description

END OF TERRACE !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market this charming end of terrace home that is ready for a new owner to love.

This charming home is located close to the town centre and all the fantastic transport and road links making this a must see for all buyers as this will suit the whole of the market.

The home comprises of living room, dining room, well equipped kitchen, utility room and a guest cloak room to the ground floor.

The first floor holds the two double good size bedrooms and the family bathroom, To the rear is the private large low maintenance garden.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards to day to arrange your viewing.

To The Front

On-street parking available. Front yard area with steps lead up to the UPVC front door opening into the living room.

Living Room

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

Dining Room

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

Kitchen

Having a side aspect double-glazed window and door with laminate flooring and a radiator. Kitchen fitted with a selection of wall and base

units with a stainless-steel sink and drainer unit with an eye-level oven and hob. Leading into the utility room.

Utility Room

Having a double-glazed side aspect window with space for a washing machine and tumble dryer.

Guest Cloakroom

Having a low-level WC with laminate flooring.

Bedroom One

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

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet and a radiator. Benefits from having built-in wardrobes.

Bathroom

Having double-glazed side aspect window with tiled flooring and a heated towel rail. Suite includes a panelled bath with mains fed shower, a low-level WC and a handwash basin.

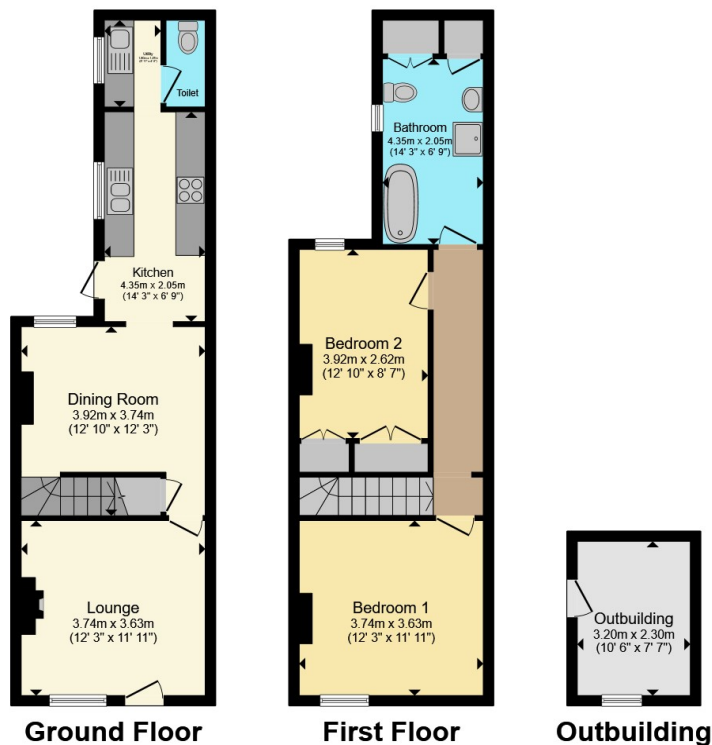
To The Rear

Attractive staged paved rear garden with garden sheds with fitted electrics.









Total floor area 93.3 m² (1,004 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

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Property Ref: IST207876 - 0004