



Stratford Street
ILKESTON

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Property Description

CHAIN FREE !! FULLY REFURBISHED !! TWO DOUBLE BEDROOMS !! MID-TERRACE !! TWO RECEPTIONS !! UTILITY ROOM !! We at Burchell Edwards are delighted to offer to the market with no onward chain this fully refurbished charming mid-terrace home that is ready for a new owner to love.

Located close to the town centre all major supermarkets and transport and road links we have this charming mid-terrace home that has been refurbished to a high standard by the present owner and will make for the perfect hassle free first time purchase or indeed investment.

The home comprises of spacious bright living room, dining room, newly fitted modern stylish kitchen and utility room to the ground floor,

The first floor holds the two double bedrooms and the newly fitted family bathroom. To the rear is the private enclosed garden with ample non-permit parking to the front.

We feel with what this home has to offer really makes for a perfect purchase so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Reception Lounge

UPVC door and double glazed window to the front elevation, carpet flooring, radiator and open plan to;

Dining Room

UPVC double glazed window to the rear elevation, carpet flooring, radiator and stairs leading to the first floor.

Kitchen

Matching wall and base units with work surfaces over that incorporates a stainless steel sink & drainer with mixer tap, vinyl

flooring, electric oven and hob with cooker-hood over, glass and tiled splashbacks, space for under-counter fridge or freezer and UPVC double glazed window to the side elevation.

Utility Area

UPVC double glazed door to the rear elevation leading to the rear garden, GCH combi boiler, worksurface with plumbing for washer and dryer beneath.

Landing

With loft access, carpet flooring and access to further rooms.

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring radiator and storage cupboard.

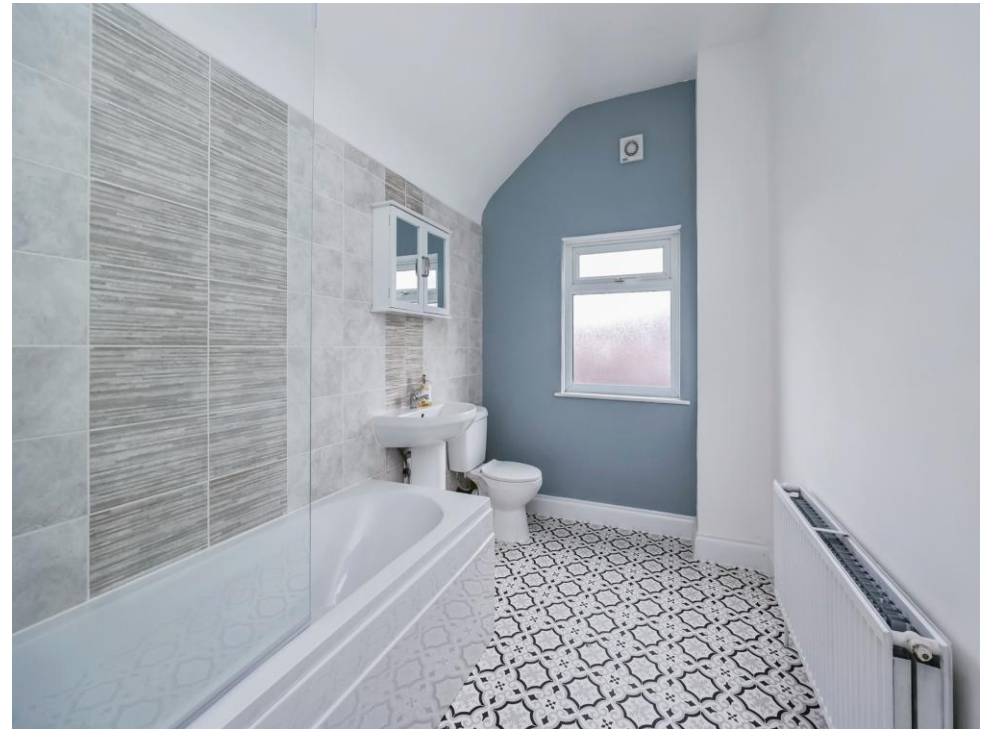
Bathroom

Fitted with bath with mixer tap, pedestal wash hand basin with mixer tap, low level W.C, vinyl flooring, radiator, extractor fan and UPVC double glazed opaque window to the rear elevation.

Rear

The rear garden offers ample space with a secure fenced boundary and shared access for bins etc.









Total floor area 68.2 m² (734 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: C Council Tax
 Band: A

Tenure: Freehold

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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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