CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS



233 Cotmanhay Road

Ilkeston DE7 8PE

£130,000

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A well-presented traditional two-bedroom end-of-terrace property, situated in the popular market town of Ilkeston. Recently decorated throughout and benefiting from new carpets, this home is ready for its next owner to move straight in. Offered for sale with no upward chain, it presents an excellent opportunity for first-time buyers, downsizers or investors.

The accommodation briefly comprises a welcoming lounge, a good-sized kitchen/diner, two generous double bedrooms and a dressing room leading through to the bathroom. Externally, the property benefits from a good-sized, enclosed rear garden.

Ilkeston is a popular market town ideally positioned between Nottingham and Derby, within the borough of Erewash. The town offers a range of local amenities, shops and leisure facilities, together with its own railway station, making it a convenient choice for commuters. Excellent road links are available via Junctions 25 and 26 of the M1 motorway, while Nottingham city centre and the Queen's Medical Centre are approximately 20 minutes away by car.

Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

























Lounge
11'10" x 11'10" (3.61m x 3.61m)
Double glazed door & window to front elevation, wall lights, radiator, double glazed front window, cupboard housing the electricity metres and consumer unit, newly fitted carpet, thermostat control point, archway leads into in the hallway.

Hallway
Stairs to the first floor accommodation with handrail, double glazed window to the side elevation, newly fitted carpeted flooring, radiator and archway leads into the kitchen diner.

Kitchen/Diner
18'3" x 12'5" (5.56m x 3.78m)
Fitted with a wide range of furniture including base cupboards, drawers, and matching wall units, laminated work surfaces and tiled surround, freestanding oven, stainless steel sink and drainer unit, two radiators, plate shelf, vinyl flooring, space and plumbing for washing machine, extractor fan, French double glazed doors open to the rear garden.

First Floor
Balustraded landing area, with carpeted flooring and doors leading off to bedrooms.

Bedroom One
12'7" x 11'10" (3.84m x 3.61m)
Double room with newly fitted carpets, freshly painted walls, radiator and double glazed window to the front elevation.

Bedroom Two
12'4" x 11'9" (3.76m x 3.58m)
Double room with newly fitted carpets, freshly painted walls, radiator, cupboard housing Baxi wall-mounted combination boiler and double glazed window to the rear elevation.

Dressing Room
8'1" x 8'1" (2.46m x 2.46m)
Newly fitted carpet, freshly painted walls, loft hatch, radiator and door to bathroom.

Bathroom
8'1" x 6'4" (2.46m x 1.93m)
Panelled bath with cream mixer tap, PVC splashback, pedestal wash hand basin, low flush WC, radiator, vinyl flooring and double glazed frosted rear window.

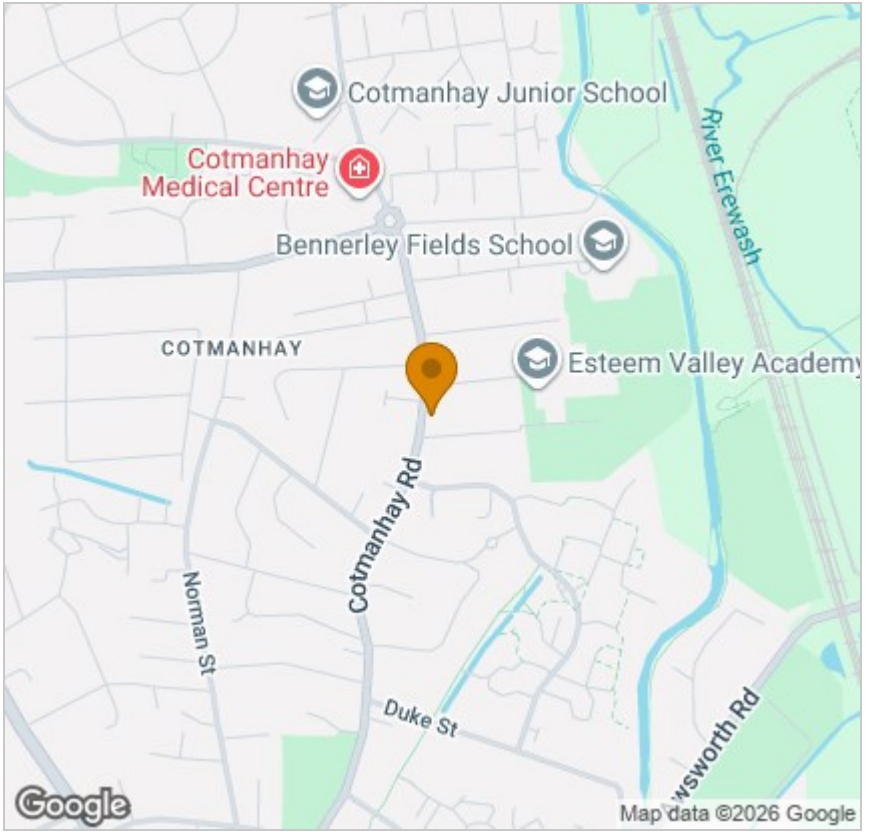
Outside

Rear Garden
The large garden is mostly patio with a gravel area fully enclosed by fencing and has a side access gate.

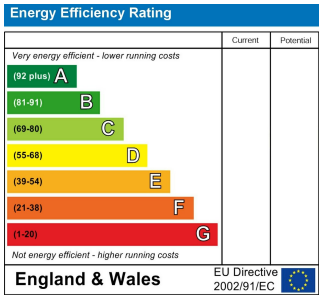
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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