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ESTATE AGENTS & SOLICITORS



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19 High Holborn  
Ilkeston DE7 8LA

£130,000



## 19 High Holborn

Ilkeston DE7 8LA

Traditional two bedroom mid-terrace situated on a quiet residential street in Ilkeston. The property would be ideal for the first time buyer or small family & is ready to move straight into with a cosy lounge diner boasting a multi-fuel burner & wooden floors, beams, well appointed kitchen & ground floor bathroom & two good sized bedrooms on the first floor. Outside is an easy to maintain rear garden with outbuilding. Viewing is a must to appreciate this lovely property.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to both junction 25 and 26 of the M1 motorway, and Nottingham city centre and the Queen's Medical Centre both just 20 minutes away.

Offered to the market with no upward chain.





### Entrance

The property is approach by a secure gated side access, solid wooden front door opens into the lounge diner.

### Lounge/Diner

20'8" x 11'11" (max) (6.30m x 3.63m (max))

An attractive log burner on stone half with brick surround & wooden mantelpiece is the focal point of the room, beams to ceilings, wooden flooring, wall lights, small low cupboard housing consumer unit, stairs leading to the first floor, under stairs storage cupboard, glass French doors open into the sunroom & an archway leads to the kitchen.

### Sunroom

10'0" x 4'6" (3.05m x 1.37m)

With tiled flooring, glass double doors opening to the rear garden, double glazed wooden window, two roof light windows & low-level cabinet housing the gas meter.



### Kitchen

10'9" x 5'6" (3.28m x 1.68m)

Fitted with a range of base cupboards, drawers & wall units, with laminated Work surfaces, stainless steel sink & drainer with mixer tap & matching surround, small breakfast bar, integrated oven & grill, electric hob over with extractor fan, downlighting, & spotlighting, space for freestanding fridge, radiator, tiled flooring & doorway leading to the Bathroom.





### **Bathroom**

5'7" x 8'3" (1.70m x 2.51m)

Three piece suite with wood panelled bath, shower over & glass screen, sink in vanity unit, low flush WC, radiator double glazed frosted side window, double glazed frosted high-level rear window, part tiled walls & tiled flooring.

### **Bedroom One**

11'11" x 11'10" (3.63m x 3.61m)

Double glazed window to the rear elevation, coving to ceiling, radiator & fitted carpet.

### **Bedroom Two**

8'10" x 7'9" (2.69m x 2.36m)

Double glazed window to the front elevation, over-stairs storage cupboard, coving to ceiling, radiator & fitted carpet.



### **Outside**

#### **Frontage**

The property is approached through a gated side entrance leading to the entrance door and intern to the rear garden.

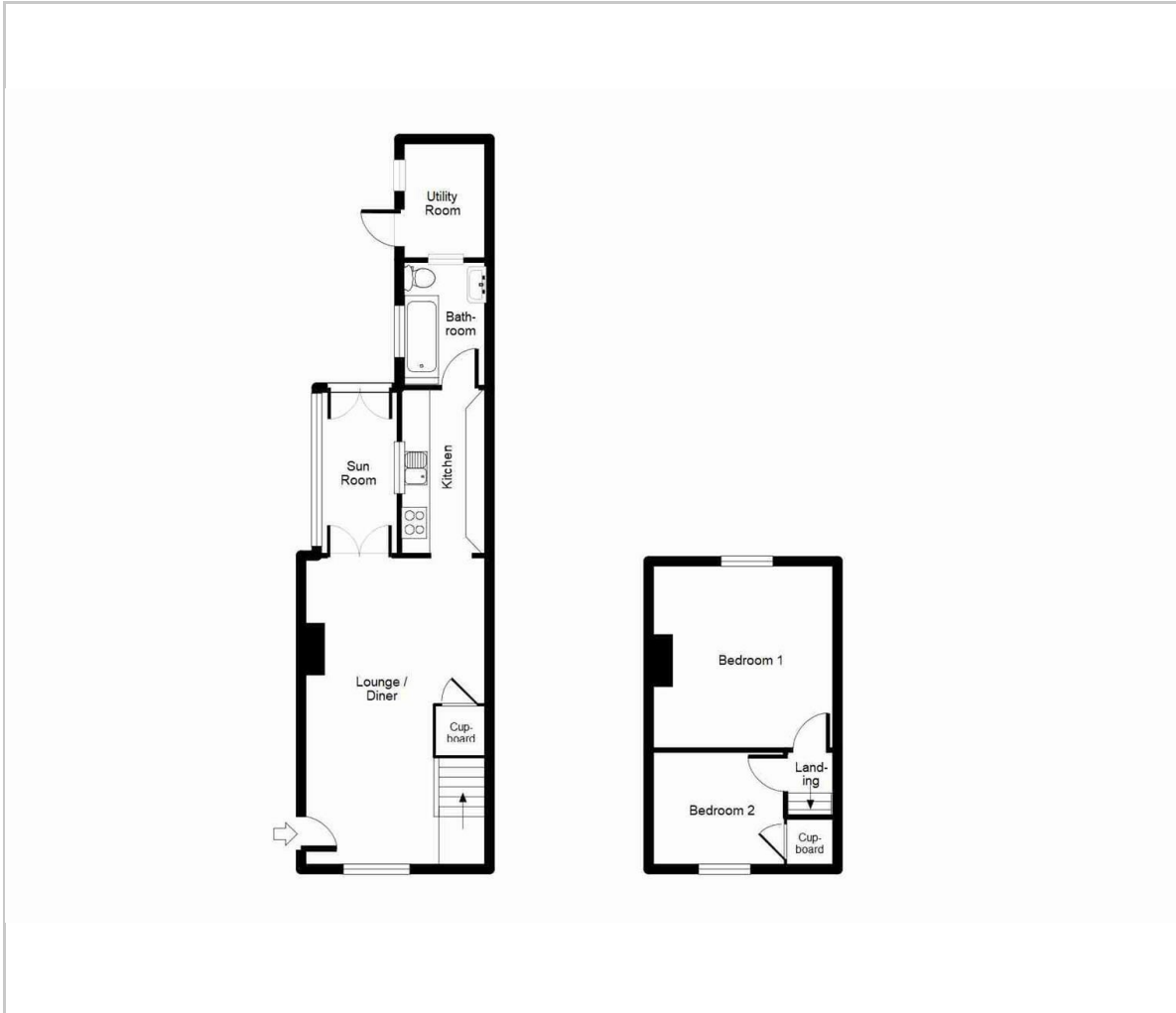
#### **Rear Garden**

Enclosed rear garden, easy to maintain with patio area, brick built boundary & gated side access. There is a handy brick built outbuilding housing the Valliant boiler with space for a washing machine.

#### **Council Tax Band**

Erewash A

## Floor Plan



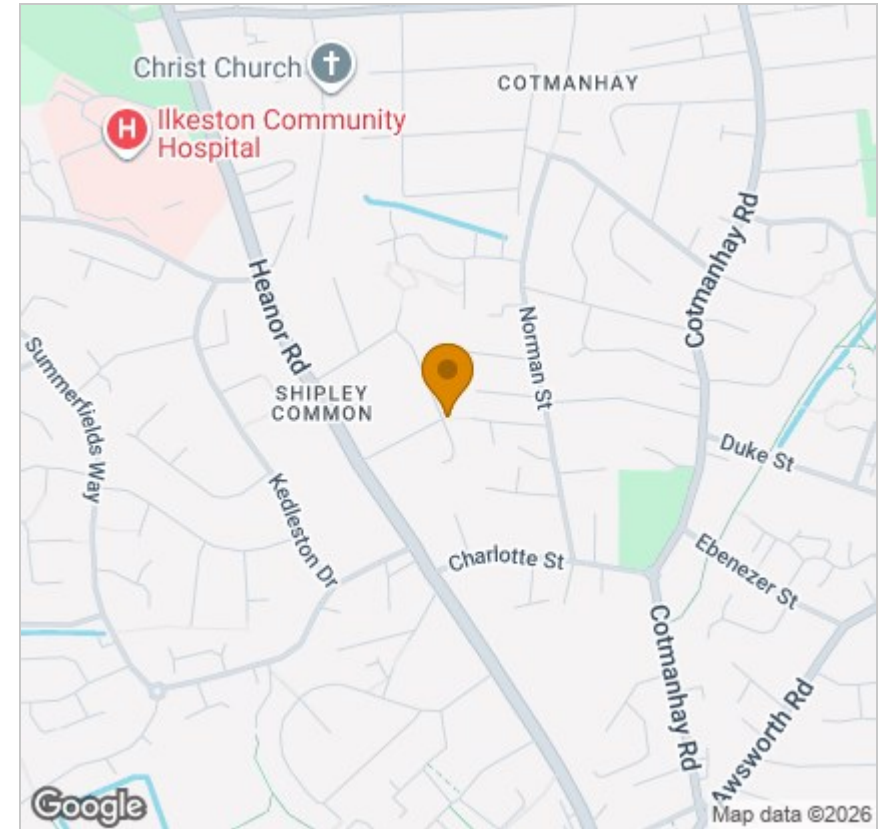
## Viewing

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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## Area Map



## Energy Efficiency Graph

