

Bristol Road
Ilkeston

burchell edwards

Bristol Road
Ilkeston DE7 5HD

for sale guide price
£250,000







Property Description

PERIOD SEMI-DETACHED FAMILY HOME !! VICTORIA PARK LOCATION !! TWO LARGE RECEPTIONS !! THREE BEDROOMS !! LARGE PRIVATE GARDEN !! We at Burchell Edwards are delighted to offer to the market this well presented period semi-detached home that is ready for a new family to love.

Located in the heart of Victoria park and having the town centre all major supermarkets road and transport links close to hand this impressive period home is waiting for you.

The well presented home comprises of formal lounge, dining room, large stylish well equipped kitchen and a guest cloakroom to the ground floor.

The first floor holds the three good size bedrooms and the charming family shower room. To the rear is the large impressive private garden and there is plenty of on street non-permit parking to the front with views over Victoria park.

Furthermore, the loft has been boarded and insulated within the last six years with pull down ladder for access, giving additional storage space. The boiler remains under warranty and new radiators have been installed throughout the property within the last couple of years. For added peace of mind the home also benefits from CCTV and security lighting to both the front and rear of the property.

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

To The Front

Having non-permit on-street parking available. The side pathway leads to the side composite door opening into the entrance hallway.

Entrance Hallway

Tiled entrance hallway with carpeted staircase to the first-floor, access to a guest cloakroom and a fitted radiator.

Guest Cloak Room

Having a low-level WC and a handwash basin with tiled flooring.

Living Room

A well-presented living room featuring two lovely shaped front-aspect windows, allowing plenty of natural light to fill the space. The room benefits from fitted carpet and a radiator, while an attractive feature fireplace creates a welcoming focal point and adds to the room's charm and character.

Dining Room

Spacious dining room with a double-glazed rear aspect window, laminate flooring and a radiator with another attractive feature fireplace.

Kitchen

Having two side aspect double-glazed window, a side aspect door and rear aspect patio doors opening out to the back garden creating a light filled kitchen with tiled flooring and a fitted radiator. Fitted with modern shaker style wall and base units with a stainless-steel sink and drainer, an integrated gas hob and an electric oven with overhead extractor with tiled splashbacks, space for a fridge freezer and a washing machine.

Bedroom One

Well presented generous bedroom with two front aspect double-glazed window, fitted carpet and a radiator. Benefits from having built-in wardrobes providing plenty of storage.

Bedroom Two

Well presented generous bedroom rear and front aspect double-glazed windows, fitted carpet and a radiator.

Bedroom Three

Well presented generous bedroom with a rear aspect double-glazed window, fitted carpet and a radiator.

Shower Room

A fully tiled shower room fitted with a corner walk-in shower enclosure with mains-fed shower, a pedestal hand wash basin, and a low-level WC. Additional features include a heated towel rail and a rear-aspect double-glazed window, providing natural light and ventilation.

To The Rear

A long and generously sized rear garden, beginning with a paved patio area directly accessed from the kitchen, ideal for outdoor dining and entertaining. The garden extends to a further ornate patio, a raised seating area, and a gravelled section at the rear. A gate leads to an additional raised decked area and further gravelled garden space, surrounded by mature shrubs and trees, creating attractive outdoor retreat.

Agent Note

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.







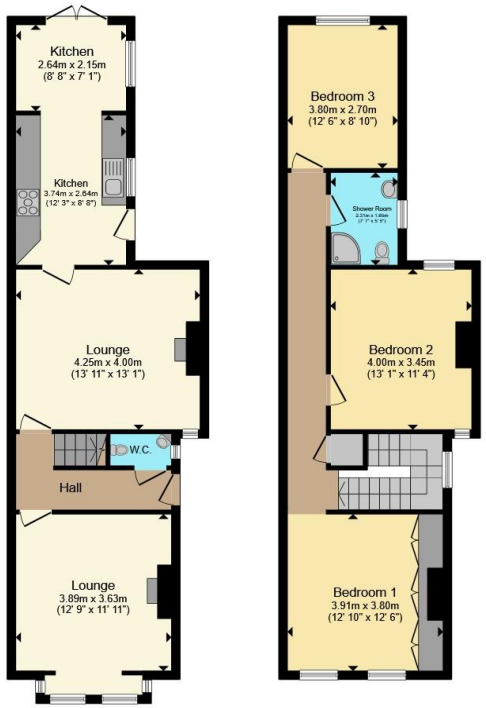









Welcome



Total floor area 116.0 m² (1,248 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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
ILKESTON DE7 8AH

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST206761

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