



Hope Street
Ilkeston



Property Description

MID TERRACE HOME !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! GREAT LOCATION !! PERFECT FIRST TIME PURCHASE !! We at Burchell Edwards are delighted to offer to the market this charming mid terrace home that is ready for a new owner to love.

Located close to the town centre all major super markets and the fantastic transport and road links we have this charming terrace home that will make for a perfect first time purchase or indeed investment.

The home comprises of living room , dining room and kitchen to the ground floor.

The first floor holds the two double bedrooms and the family bathroom

To the rear of the home is the private garden and there is plenty of non permit on street parking , We feel with the great location and what this home has to offer really makes this a must see 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.

To The Front

On-street parking available. The UPVC front door opens directly 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 rear aspect double-glazed window with fitted carpet and radiator. Stairs to the first floor.

Kitchen

Having a double-glazed rear and side aspect window and door to the side aspect. Fitted with a selection wall and base units with a stainless-steel sink and drainer with an integrated gas hob and an electric oven with space and plumbing for a washing machine and fridge freezer 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.

Having a double-glazed rear aspect window. Suite includes a panelled bath with an overhead electric shower, a low-level WC and a handwash basin with linoleum flooring and a fitted radiator.

To The Rear

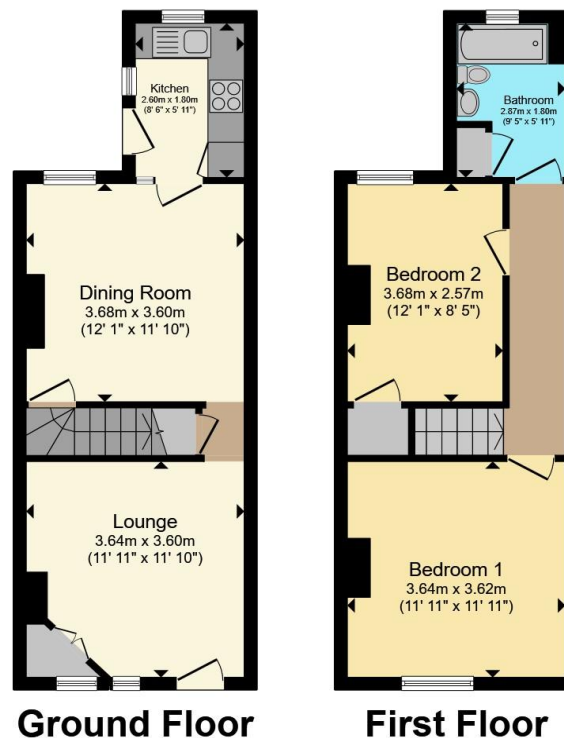
Small paved rear enclosed private rear garden with original brick outbuildings.



Bathroom







Total floor area 69.6 m² (749 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: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207967 - 0001