



Ebenezer Street
Ilkeston

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Property Description

SEMI DETACHED FAMILY HOME !! CHAIN FREE !! THREE BEDROOMS !! PRIVATE DRIVEWAY PARKING !! A MUST SEE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming semi-detached home that is ready for a new family to love.

This home is located in the heart of Ilkeston with all the fantastic transport links, major supermarkets and main line train station close to hand as well as great schools.

The home offers bright spacious living and will make for the perfect family purchase.

The home comprises of large spacious living dining room and well equipped kitchen to the ground floor.

The first floor has the three good size bedrooms and the family bathroom with separate toilet. To the rear is the private enclosed garden and there is private drive way parking to the front and side of the home.

We feel with what the home has to offer and the fantastic location 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

Having a dropped kerb to the private driveway leading to a car port, surrounded by mature borders. The double-glazed front door opens into the entrance hallway.

Entrance Hallway

Having fitted carpet and a radiator.

Living/Dining Room

Having a double-glazed front aspect bay window and a rear aspect double-glazed window with 2 radiators, fitted carpet and a feature fireplace.

Kitchen

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

Bedroom One

Having a front aspect double-glazed window with fitted carpet and a radiator.

Bedroom Two

Having a rear aspect double-glazed window with fitted wardrobes, fitted carpet and a radiator.

Bedroom Three

Having a front aspect double-glazed window with fitted carpet and a radiator.

Wc

Separate low-level WC with a double-glazed side aspect window.

Shower Room

Having a rear aspect double-glazed window with linoleum flooring, a heated towel rail with a walk-in shower and a handwash basin.

To The Rear

Enclosed private rear garden with a patio area leading to grass lawn surrounded by mature borders and trees.

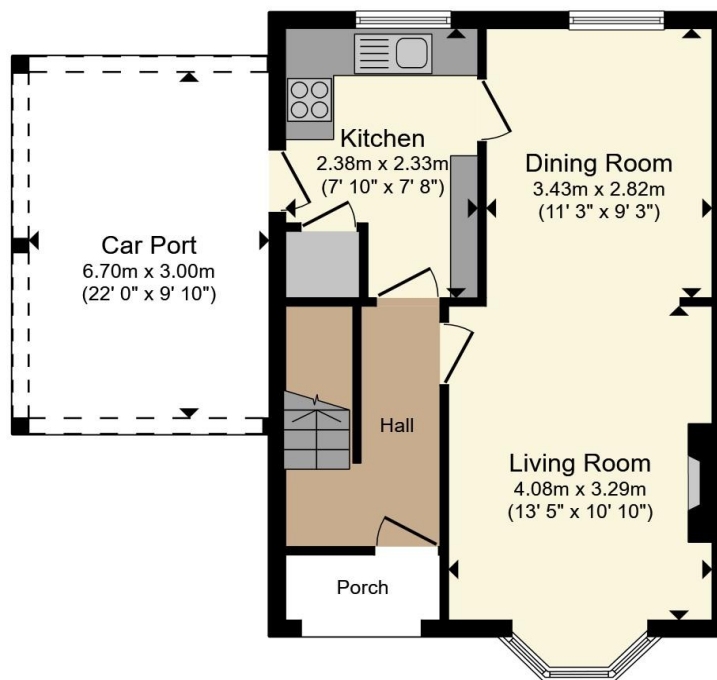
Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

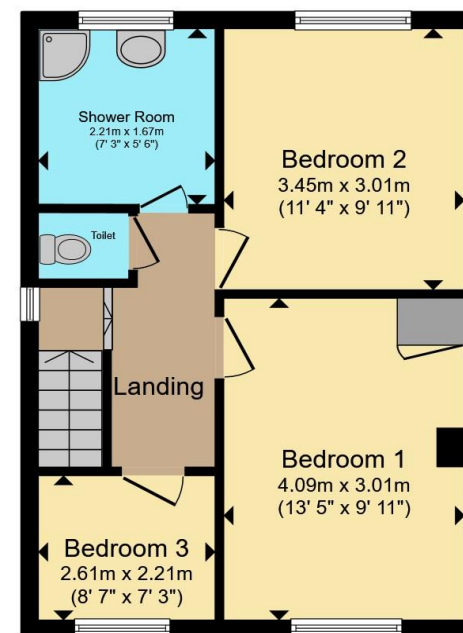








Ground Floor



First Floor

Total floor area 79.0 m² (851 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: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207927



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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