



274 Cotmanhay Road, Ilkeston, DE7 8NE

£119,950



An attractive two double bedroom semi-detached properly located in the heart of Ilkeston close to all local amenities. The property would benefit from a scheme of modernisation and is attractively offered for sale with immediate vacant possession and no chain.



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The gas centrally heated and UPVC double glazed accommodation briefly comprises, lounge inner lobby with under stairs store, dining room and a modern fitted kitchen.

To the first floor there is the main front double bedroom, second double bedroom with direct access into a shower room.

Externally, there is a walled front forecourt and gated side access leading to an enclosed rear garden with three brick outbuildings.

The property is well placed for ease of access to Ilkeston's impressive range of shopping facilities found on the main Bath Street highstreet, numerous local grocery stores, supermarkets, schooling and parks. Ease of access into Derby and Nottingham.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'10 x 11'6 (3.61m x 3.51m)

Main UPVC double glazed front door and window, open fireplace surround and tiled hearth, central heating radiator.

INNER LOBBY

With under stairs store cupboard.

DINING ROOM

12'3 x 11'10 (3.73m x 3.61m)

Leading into the kitchen having a rear facing UPVC double glazed window, fireplace and hearth, stairs to first floor, radiator.

KITCHEN

9'5 x 6'3 (2.87m x 1.91m)

Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and vinyl panelled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for an undercounter fridge, wall mounted combination boiler, UPVC double glazed window and door to the rear.

FIRST FLOOR

LANDING

With access only into bedroom one and bedroom two.

BEDROOM ONE

11'11 x 11'5 (3.63m x 3.48m)

Having a front facing UPVC double glazed window, radiator.

BEDROOM TWO

12'4 x 11'11 (3.76m x 3.63m)

Having a rear facing UPVC double glazed window, built-in over stairs cupboard, radiator, direct access into:

SHOWER ROOM

9'3 x 6'3 (2.82m x 1.91m)

Appointed with a new shower cubicle with mains chrome shower and glazed screen door, vinyl wall panelling, wash hand basin, low-level WC, UPVC double glazed window, tiled floor and walls, built-in former airing cupboard, radiator.



Road Map



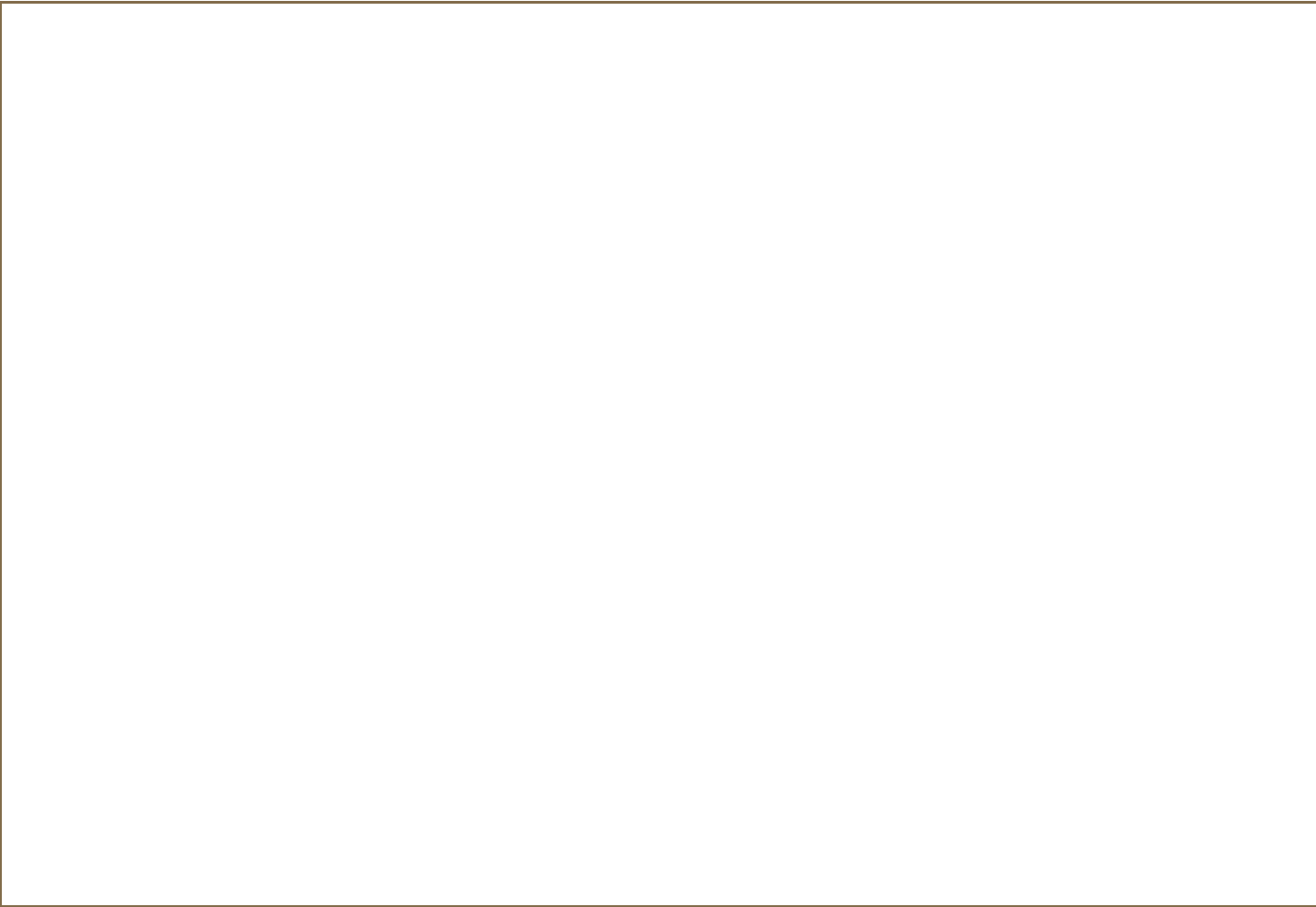
Hybrid Map



Terrain Map



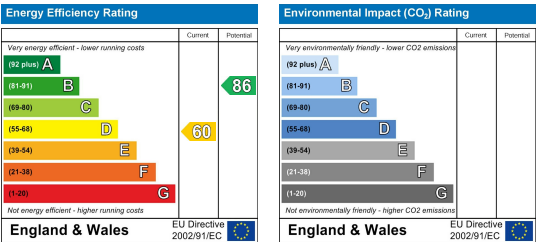
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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