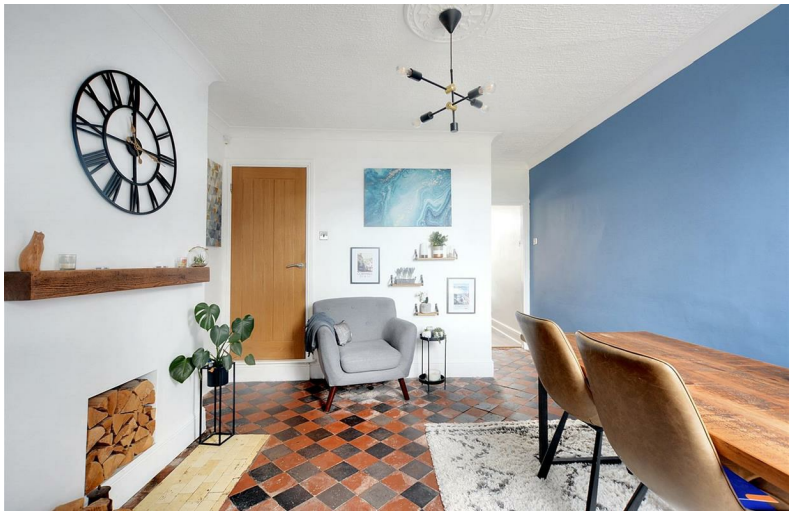
Robert Ellis

look no further. . .



Kingston Avenue
Ilkeston, Derbyshire DE7 4BA

A TWO BEDROOM MID TERRACED HOUSE.

Offers In The Region Of £165,000 Freehold

A surprisingly spacious two double bedroom mid terraced house in a ready to move into condition. Significantly improved by the current owner to offer an eclectic mix of original features blended with modern day living.

The property has the benefit of a brand-new roof (10 year guarantee) and newly installed guaranteed damp proof course to the majority of the ground floor. The Seller is in the process of redecorating the ground floor following completion of this work.

Features of this property include gas fired central heating served from a combination boiler (installed 2023), double glazed windows (installed 2023) and modern, contemporary fully fitted kitchen (installed 2023).

What cannot be appreciated from the road is the exceptionally large rear garden with patio, expansive lawn and backs onto allotments.

Situated on this no-through residential street, conveniently positioned with ease of access to many amenities, including Ilkeston town centre itself, Morrisons and Tesco. There are also good road links to neighbouring towns and Nottingham/Derby city centres.

The property would make a fantastic first home. Available now with NO CHAIN. An internal viewing is highly recommended.

LOUNGE
11'10" x 11'10" (3.63 x 3.62)
Composite double glazed front entrance door, double glazed window, radiator.

DINING ROOM
12'0" x 11'10" (3.66 x 3.63)
Feature restored quarry tiled flooring, understairs store cupboard, door to staircase to first floor, double glazed window to the rear, access to the kitchen.

KITCHEN
13'3" x 6'11" (4.05 x 2.11)
Incorporating a range of modern and contemporary fitted wall, base and drawer units with square edge work surfacing and inset stainless steel sink unit. Built-in electric double oven, hob and extractor hood over. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. Cupboard housing 'Worcester' gas combination boiler (for central heating and hot water). Double glazed window, door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
12'0" x 11'9" (3.66 x 3.59)
Contemporary fitted floating shelving, matching floating bedside shelves, radiator, double glazed window to the front.

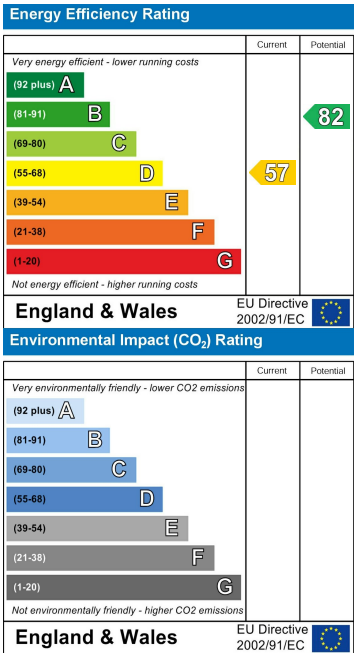
BEDROOM TWO
11'10" x 8'7" (3.61 x 2.63)
Radiator, double glazed window to the rear.

BATHROOM
14'9" x 6'8" (4.52 x 2.04)
Incorporating a modern and contemporary four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle with electric shower. Feature tiling to walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a walled-in frontage with attractive wrought iron railing and gate to front door, paved and gravelled.

The rear garden is enclosed and of generous size with a patio, expansive lawn and garden shed. The foot of the plot backs onto allotments.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044