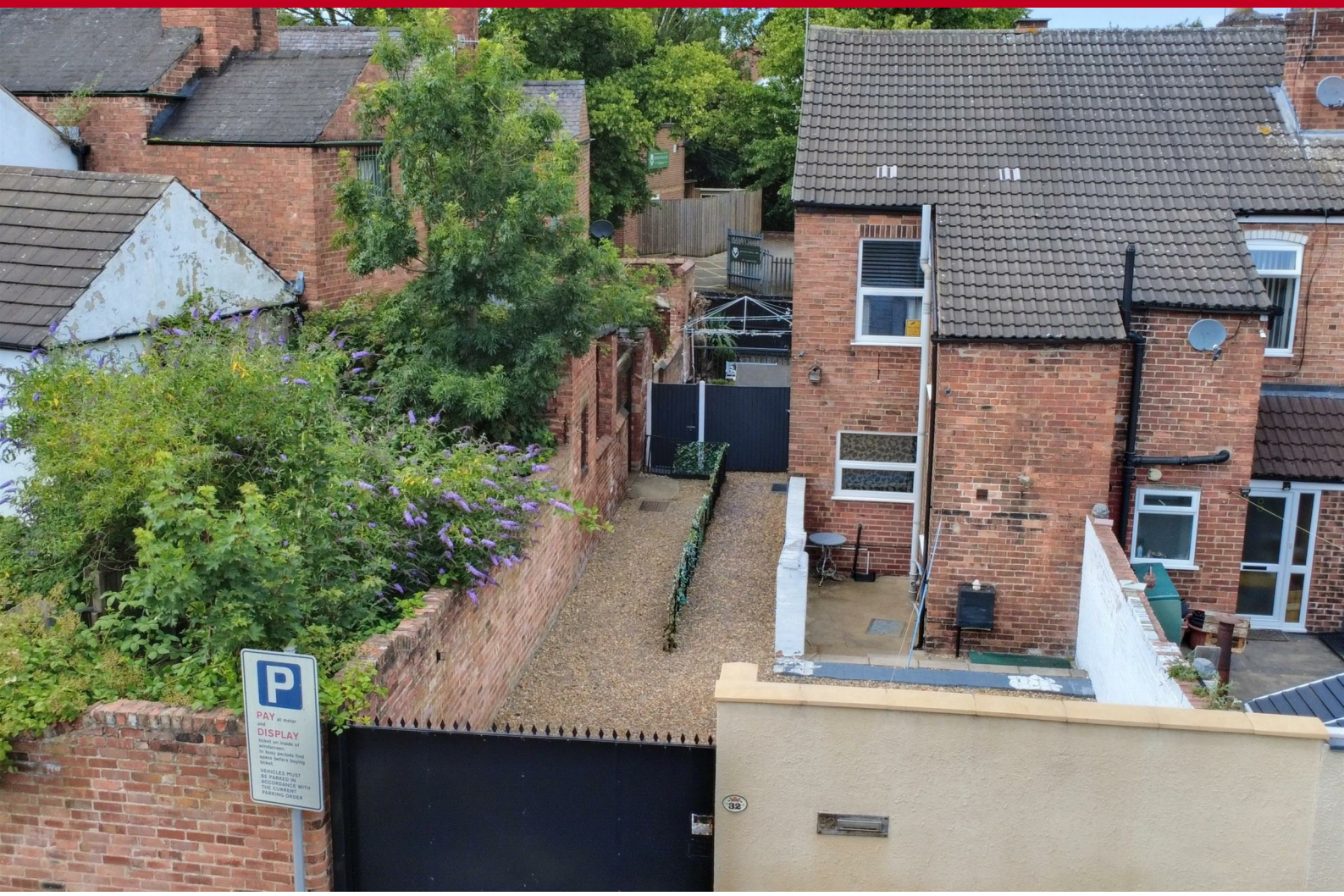
Robert Ellis

look no further...



Brussells Terrace
Ilkeston, Derbyshire DE7 8FG

A THREE BEDROOM END TERRACED HOUSE.

Offers Over £140,000 Freehold

A surprisingly spacious three bedroom end terraced house.

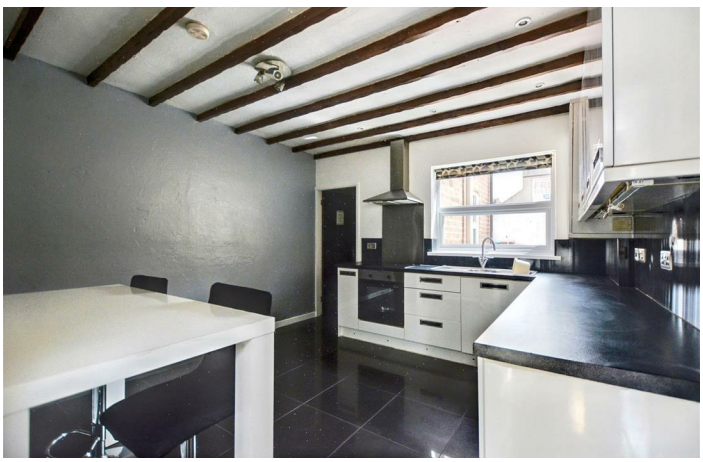
Situated in an unusual, central and convenient location with surprisingly private gardens, this property is an end terraced house of three which is situated behind high walls and gate, adjacent to a public car park. Behind the secure gate is shared access to the property, as well as neighbours, and also a gravel forecourt providing off-street parking for the house. The main garden can be found to the front and offer a good degree of seclusion and privacy being walled and fenced in, and landscaped with decked and patio areas, and lawn.

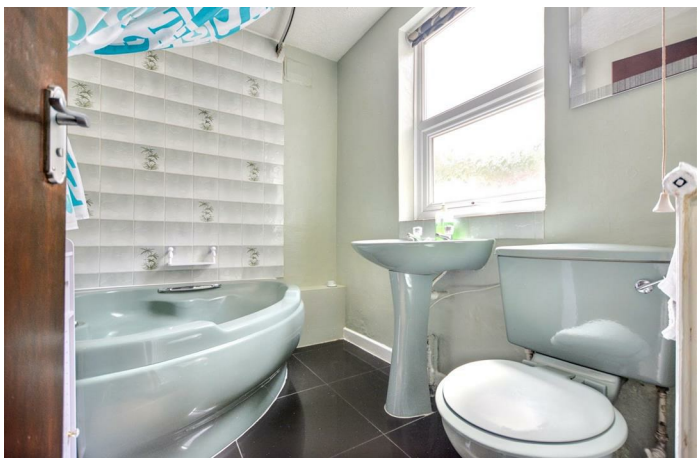
The property has been well maintained over the years and comes to the market in a ready to move into condition, with the benefit of gas fired central heating and double glazing.

The accommodation comprises a side entrance hall, living room and open plan dining kitchen. There is a rear lobby leading to a ground floor bathroom. To the first floor, the landing provides access to three bedrooms.

Conveniently situated in the town centre of Ilkeston, where there is a large range of national and independent retailers, as well as the usual town centre amenities. There are good public transport links and Ilkeston benefits from its own train station.

This property will suit first time buyers, those looking for a long term buy to let investment, as well as those looking to downsize to a very convenient location.





ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor.

LIVING ROOM
11'11" x 11'10" (3.64 x 3.63)
Radiator, double glazed window to the front.

DINING KITCHEN
12'0" x 11'10" (3.67 x 3.63)
Range of fitted wall, base and drawer units, with contrasting rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Radiator, understairs store cupboard, double glazed window to the rear and door to rear lobby.

REAR LOBBY/UTILITY ROOM
Plumbing for washing machine, access to the bathroom.

BATHROOM
Three piece suite comprising pedestal wash hand basin, low flush WC, corner bath with shower over. Radiator, double glazed window.

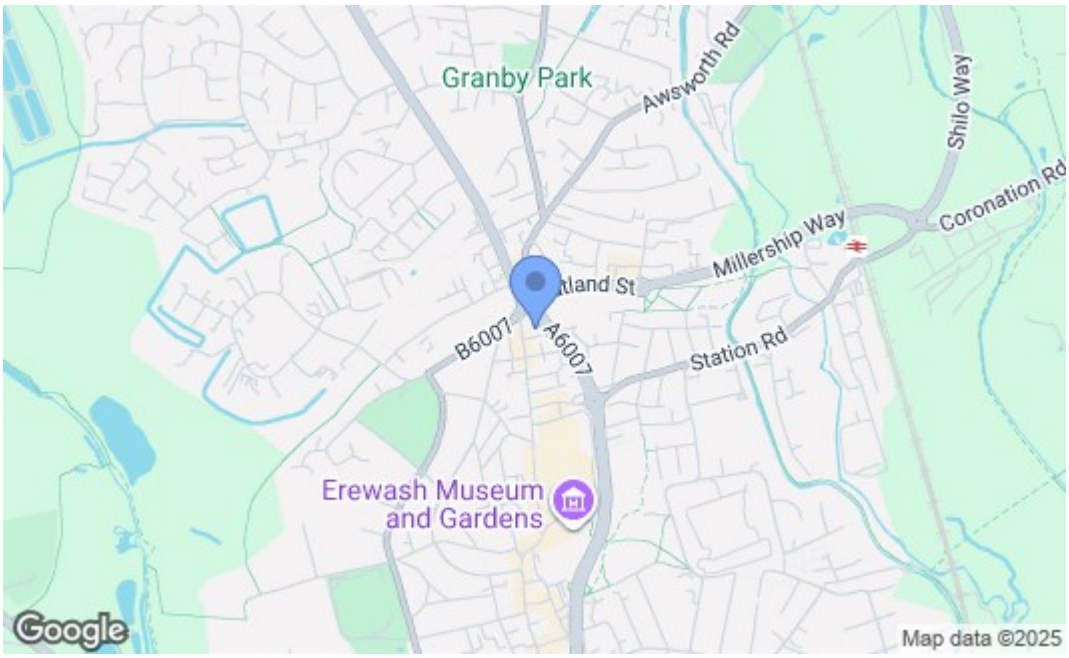
FIRST FLOOR LANDING
Doors to bedrooms

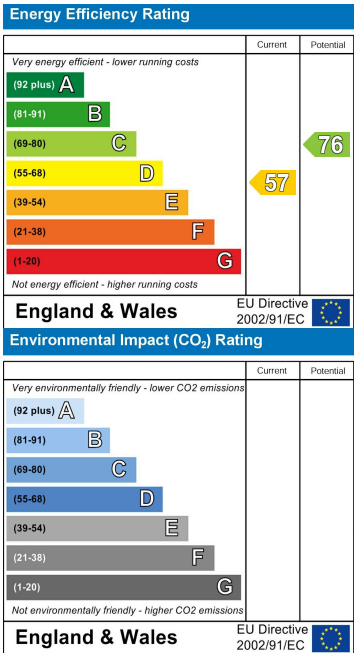
BEDROOM ONE
12'1" x 11'9" (3.69 x 3.60)
Radiator, double glazed window to the rear.

BEDROOM TWO
12'0" x 8'11" (3.68 x 2.74)
Walk-in closet, radiator, double glazed window.

BEDROOM THREE
10'5" reducing to 9'1" x 5'6" (3.18 reducing to 2.77 x 1.68)
Radiator, double glazed window.

OUTSIDE
The property is situated on an enclosed garden plot and accessed to the rear via a secure vehicle sized gate adjacent to a public car park. The gate opens initially to a shared gravel forecourt and the neighbouring property has a right of access over. This courtyard also gives access to a gravel area belonging to the property which is used for off-street parking. There is also a paved yard area to the rear elevation. The entrance door is located on the side accessed via a gravel pathway. Beyond is a gate to the main garden which is to the front offering a good degree of privacy which is walled and fenced in, and landscaped with patio and decked areas, lawn and bedding.





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