Fletcher & Company

30 Station Road, Ilkeston, DE7 5LE

Offers Around £130,000

Freehold



- INVESTMENT PURCHASE
- Convenient Location
- Dining Room
- Lounge
- Kitchen
- Two First Floor Bedrooms
- Bathroom
- Garden
- Close to an Excellent Range of Amenities
- Realistic Price





Summary

** INVESTMENT PURCHASE ONLY **

This is a traditional, two bedroom, terraced property located extremely conveniently for the centre of Ilkeston and the bustling high street.

The property features a dining room to front, spacious living room with kitchen off, two bedrooms on the first floor and a bathroom.

There is a garden to the rear and on-road parking to the front.

The Location

Accommodation

Ground Floor

Dining Room
12'0" x 10'4" (3.66 x 3.17)
A UPVC double glazed entrance door provides access to dining room which features a beautiful fireplace, central heating radiator and window to front.



Spacious Lounge
19'9" x 12'0" (6.03 x 3.66)
Having a central heating radiator, window, door and staircase to first floor with understairs storage cupboard.



Kitchen
10'1" x 7'11" (3.08 x 2.43)
Comprising wood block effect worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and washing machine, central heating radiator, wall mounted boiler and window to side.



First Floor Landing
19'9" x 3'5" (6.03 x 1.05)
A passage landing with window to side.

Bedroom One
16'2" x 8'0" (4.94 x 2.46)
Featuring a cast iron fire surround, central heating radiator and window to rear.



Bedroom Two
10'5" x 9'3" (3.18 x 2.83)
Having a central heating radiator and window to front.

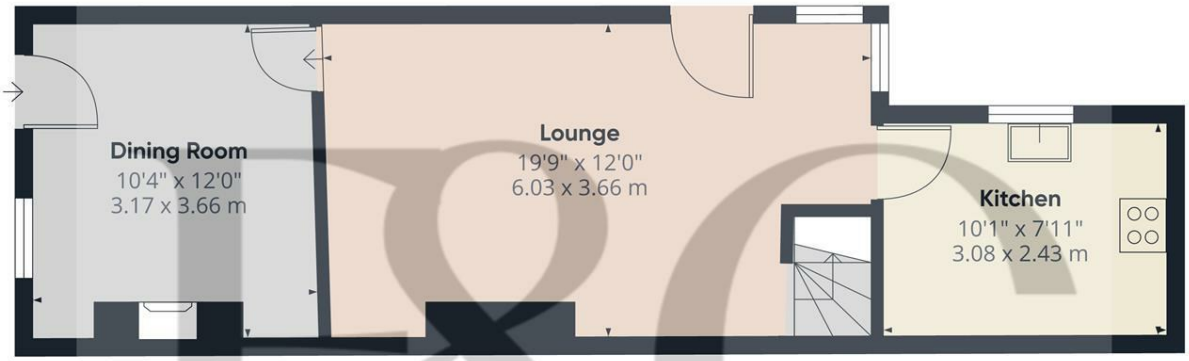


Bathroom
10'5" x 5'10" (3.20 x 1.79)
Appointed with a low flush WC, pedestal wash handbasin, bath with shower attachment, central heating radiator and window to front.



Outside
To the rear of the property is a garden.

Council Tax Band A



W
S N
E

Floor 0

Approximate total area(1)

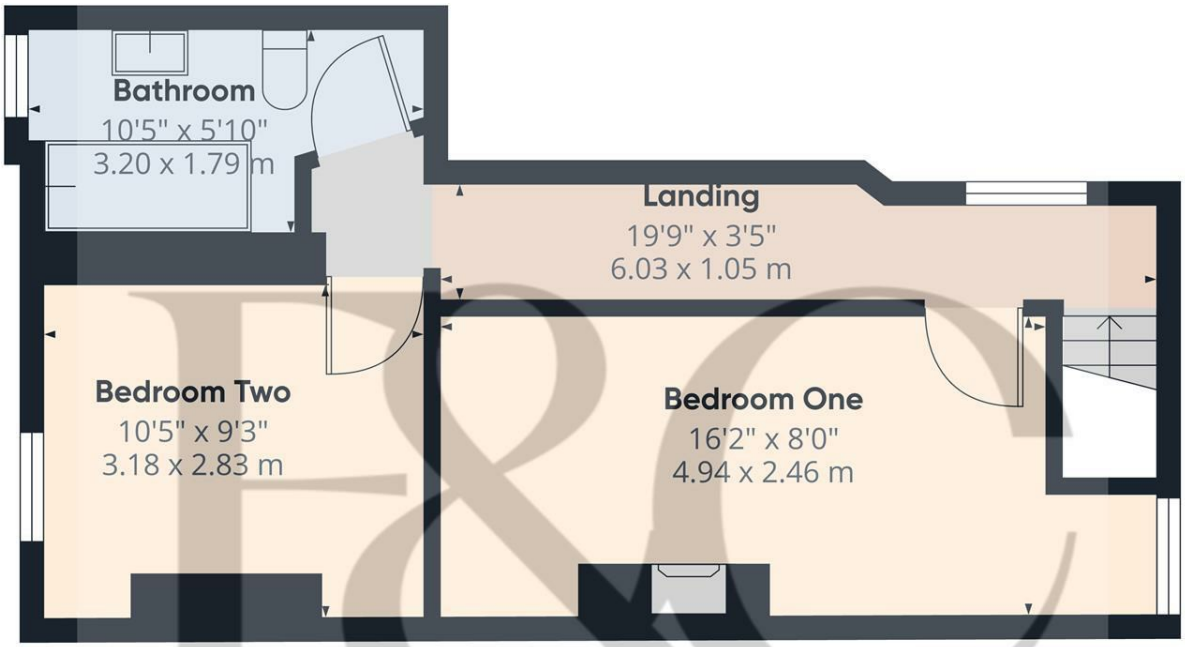
418 ft²

38.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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W
S N
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Floor 1

Approximate total area(1)

358 ft²

33.2 m²

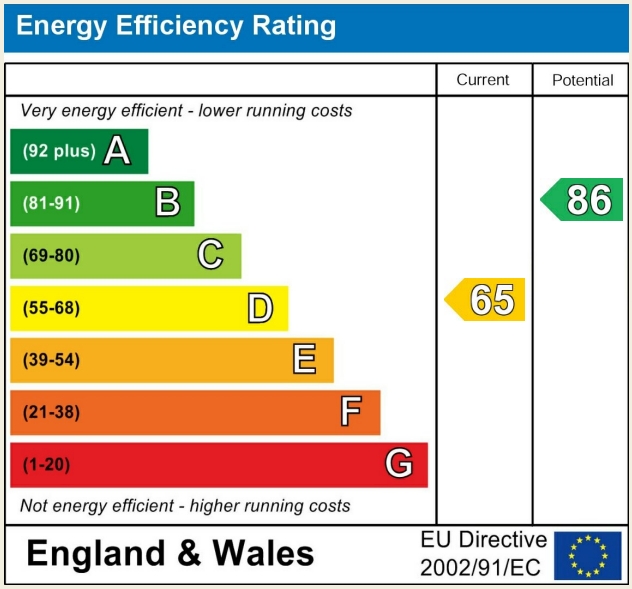
(1) Excluding balconies and terraces

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Council Tax Band: A
Tenure: Freehold