



1-4 Bourne Cottages Wilmot Street, Ilkeston, DE7 8BB Guide Price £260,000

OFFERED BY WAY OF PUBLIC AUCTION, IN CONJUNCTION WITH SDL AUCTIONS, ON THURSDAY 31st JULY 2025, UNLESS SOLD PRIOR.

An excellent investment opportunity, to acquire a TERRACE OF FOUR COTTAGES, located within a conservation area, close to the centre of Ilkeston and amenities. The properties are all of a two-storey, two-bedroomed, design, with three vacant, and one subject to an assured shorthold tenancy (AST) agreement. They all have the benefit of gas central heating, and UPVC double glazing. No. 3 EPC Rating C, No. 4 EPC Rating D. All Council Tax Band A.

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The Properties

Bourne Cottages comprise a terrace of four, two-storey cottages. All are of a two-bedroomed design, with three currently vacant, and one the subject of an AST agreement.

No. 1 is an end-terraced, comprising; lounge, lobby, dining room, kitchen, two bedrooms, and shower room - Currently vacant.
No. 2 is a mid-terraced, comprising; lounge, dining room, kitchen, two bedrooms, and bathroom - Currently subject to an AST.
No. 3 is a mid-terraced, comprising; lounge, lobby, dining room, kitchen, two bedrooms, and bathroom - Currently vacant.
No. 4 is an end-terraced, comprising; Entrance hall, lounge, dining room, kitchen, two bedrooms, and bathroom - Currently vacant.

To the rear of the properties are communal yards, and various outbuildings.

Location

Bourne Cottages are located within a conservation area, within minutes walking distance of Ilkeston town centre and a comprehensive range of amenities to include, day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, and recreational facilities.

Directions

When leaving Derby city centre by vehicle, and on entering Ilkeston from the south on the A6007, continue across the first traffic island, then at the second traffic island turn left onto the B6007 before turning left into Lord Haddon Road, left into Jackson Avenue, and left into Wilmot Street.

What 3 Words /// tummy.foam.fresh

Viewings

Strictly by prior appointment with the Joint Agents, Gadsby Nichols or SDL Auctions. REF: R13461.

Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

No. 1 BOURNE COTTAGES

GROUND FLOOR

Front Lounge

3.71m x 3.33m overall (12'2" x 10'11" overall)

Having UPVC double glazed entrance door, two UPVC double glazed windows, and central heating radiator.

Lobby

Having understairs store.

Dining Room

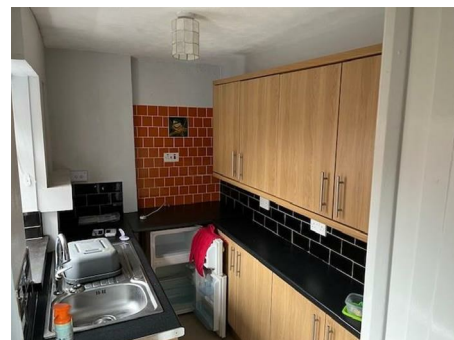
3.30m x 3.30m overall (10'10" x 10'10" overall)

Having door to the stairs, central heating radiator, and built-in cupboards.

Kitchen

2.90m x 1.68m (9'6" x 5'6")

Having fitments comprising; two double base units, two single wall units, and two double wall units, together with stainless steel sink unit with single drainer, work surface area with tiled splashback, UPVC double glazed door and window to the side, and central heating radiator.



FIRST FLOOR

Landing

Providing access to the rooms.

Bedroom One

3.89m x 3.35m (12'9" x 11'0")

Having UPVC double glazed window, central heating radiator, and built-in cupboard.

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Bedroom Two

3.33m x 3.07m (10'11" x 10'1")

Having built-in wardrobe, central heating radiator, UPVC double glazed window, and door opening to the: -

Shower Room

2.79m x 1.73m (9'2" x 5'8")

Having suite comprising; low-level WC, pedestal wash hand basin, and shower area with electric shower unit, together with UPVC double glazed window.

No. 2 BOURNE COTTAGES

GROUND FLOOR

Front Lounge

3.45m x 3.33m (11'4" x 10'11")

Having UPVC double glazed entrance door, UPVC double glazed window, fitted gas fire on tiled hearth (NOT TESTED), and central heating radiator.

Lobby

Having understairs store.

Dining Room

3.48m x 3.35m (11'5" x 11'0")

Having door to the stairs, fitted gas fire (NOT TESTED), built-in cupboard, central heating radiator, and door to the: -

Kitchen

2.82m x 1.70m (9'3" x 5'7")

Having basic fitments, stainless steel sink unit with single drainer, UPVC double glazed door and window to the side, and wall-mounted Baxi gas-fired combination boiler providing domestic hot water and central heating.

FIRST FLOOR

Landing

Having doors off to all rooms.

Bedroom One

3.45m x 3.35m (11'4" x 11'0")

Having UPVC double glazed window, central heating radiator, and built-in cupboard.

Bedroom Two

3.51m x 3.33m (11'6" x 10'11")

Having UPVC double glazed window, central heating radiator, and door to the: -

Bathroom

3.07m x 1.70m (10'1" x 5'7")

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with cupboard, central heating radiator, and UPVC double glazed window.

No. 3 BOURNE COTTAGES

GROUND FLOOR

Front Lounge

3.48m x 3.35m (11'5" x 11'0")

Having UPVC double glazed door, UPVC double glazed window, and central heating radiator.



Lobby

Having understairs store.

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Dining Room

3.45m x 3.33m max (11'4" x 10'11" max)

Having UPVC double glazed window, central heating radiator, and door to the stairs to the first floor.

Kitchen

2.36m x 1.80m overall (7'9" x 5'11" overall)

Having grey fitments comprising; one double base unit, two single base units, and two single wall units, together with integrated electric oven, stainless steel sink unit with single drainer, UPVC double glazed door, and UPVC double glazed window.



FIRST FLOOR

Landing

Having doors off to all rooms.

Front Bedroom One

3.51m x 3.35m (11'6" x 11'0")

Having UPVC double glazed window, and central heating radiator.

Bedroom Two

3.35m x 3.20m overall (11'0" x 10'6" overall)

Having built-in wardrobe, central heating radiator, and UPVC double glazed window.

Bathroom

2.31m x 1.80m (7'7" x 5'11")

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with central heating radiator, and UPVC double glazed window.

No. 4 BOURNE COTTAGES

GROUND FLOOR

Entrance Hall

Having UPVC double glazed entrance door, UPVC double glazed side window, understairs store, and central heating radiator.

Front Lounge

3.91m x 3.33m overall (12'10" x 10'11" overall)

Having two UPVC double glazed windows to the front, and central heating radiator.

Dining Room

3.35m x 3.20m overall (11'0" x 10'6" overall)

Having UPVC double glazed window, central heating radiator, and built-in cupboards.

Kitchen

2.72m x 1.80m (8'11" x 5'11")

Having white fitments comprising; two double base units, and one double wall unit, together with stainless steel sink unit with single drainer, and UPVC double glazed window and side door.



FIRST FLOOR

Landing

Having doors off to all rooms.

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Bedroom One

3.96m x 3.38m overall (13'0" x 11'1" overall)

Having UPVC double glazed window, built-in cupboard, and central heating radiator.

Bedroom Two

3.35m x 3.25m overall (11'0" x 10'8" overall)

Having UPVC double glazed window, central heating radiator, and door to the: -

Bathroom

2.84m x 1.91m overall (9'4" x 6'3" overall)

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with central heating radiator, and UPVC double glazed window.

OUTSIDE

Attached Stores

Of brick construction and housing gas-fired combination boilers providing domestic hot water and central heating to numbers 1, 3 and 4 Bourne Cottages.

ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Guide

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Auction Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

The price achieved at Auction, will be subject to additional fees.

Auction Deposit & Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

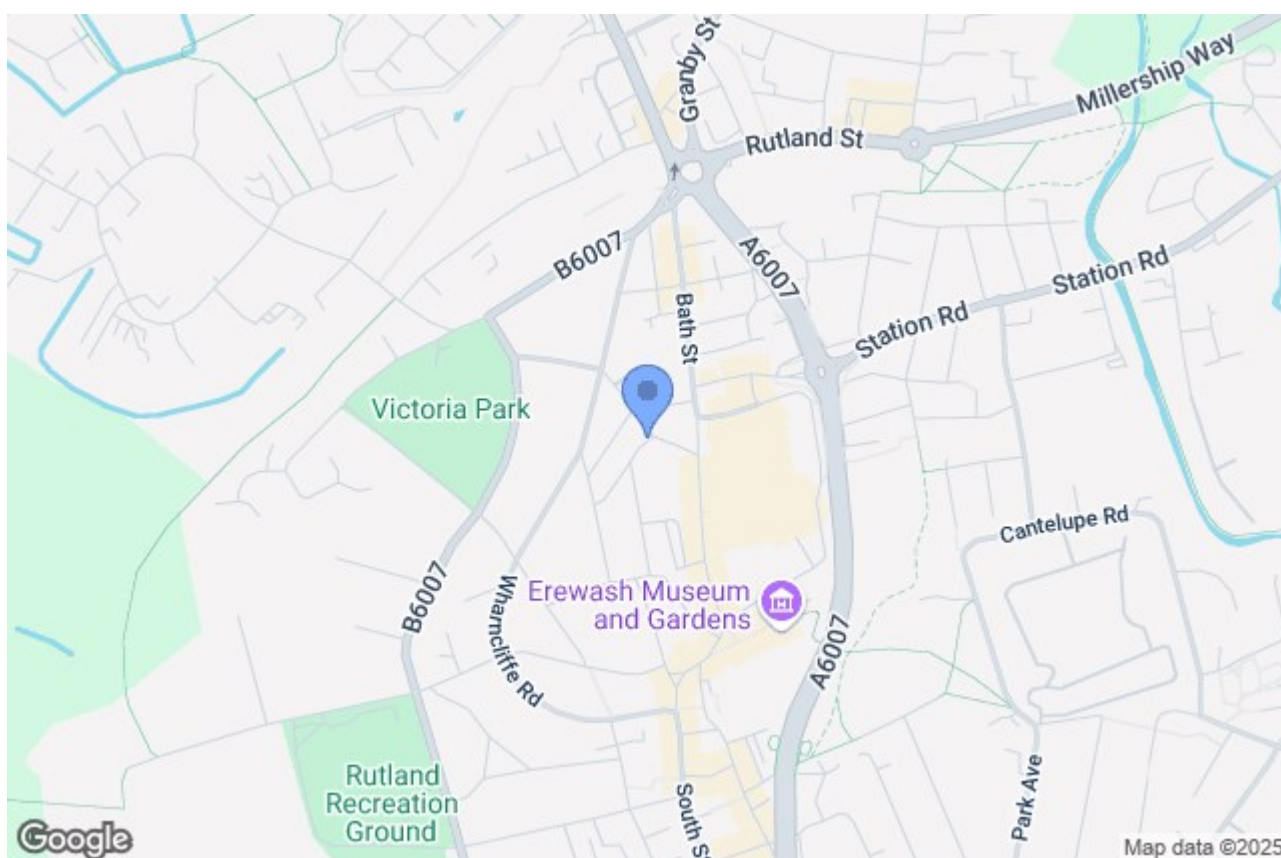
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

REF: R13461

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

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