

CHARLES & CO
NEWTON

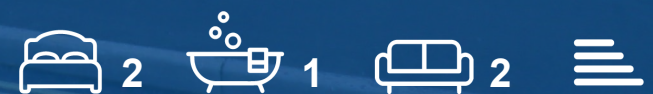
ESTATE AGENTS & SOLICITORS



233 Cotmanhay Road

Ilkeston DE7 8PE

£130,000



233 Cotmanhay Road

Ilkeston DE7 8PE

A well-presented traditional two-bedroom end-of-terrace property, situated in the popular market town of Ilkeston. Recently decorated throughout and benefiting from new carpets, this home is ready for its next owner to move straight in. Offered for sale with no upward chain, it presents an excellent opportunity for first-time buyers, downsizers or investors.

The accommodation briefly comprises a welcoming lounge, a good-sized kitchen/diner, two generous double bedrooms and a dressing room leading through to the bathroom. Externally, the property benefits from a good-sized, enclosed rear garden.

Ilkeston is a popular market town ideally positioned between Nottingham and Derby, within the borough of Erewash. The town offers a range of local amenities, shops and leisure facilities, together with its own railway station, making it a convenient choice for commuters. Excellent road links are available via Junctions 25 and 26 of the M1 motorway, while Nottingham city centre and the Queen's Medical Centre are approximately 20 minutes away by car.

Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.





Lounge

11'10" x 11'10" (3.61m x 3.61m)

Double glazed door & window to front elevation, wall lights, radiator, double glazed front window, cupboard housing the electricity metres and consumer unit, newly fitted carpet, thermostat control point, archway leads into in the hallway.

Hallway

Stairs to the first floor accommodation with handrail, double glazed window to the side elevation, newly fitted carpeted flooring, radiator and archway leads into the kitchen diner.

Kitchen/Diner

18'3" x 12'5" (5.56m x 3.78m)

Fitted with a wide range of furniture including base cupboards, drawers, and matching wall units, laminated work surfaces and tiled surround, freestanding oven, stainless steel sink and drainer unit, two radiators, plate shelf, vinyl flooring, space and plumbing for washing machine, extractor fan, French double glazed doors open to the rear garden.

First Floor

Balustraded landing area, with carpeted flooring and doors leading off to bedrooms.

Bedroom One

12'7" x 11'10" (3.84m x 3.61m)

Double room with newly fitted carpets, freshly painted walls, radiator and double glazed window to the front elevation.

Bedroom Two

12'4" x 11'9" (3.76m x 3.58m)

Double room with newly fitted carpets, freshly painted walls, radiator, cupboard housing Baxi wall-mounted combination boiler and double glazed window to the rear elevation.

Dressing Room

8'1" x 8'1" (2.46m x 2.46m)

Newly fitted carpet, freshly painted walls, loft hatch, radiator and door to bathroom.

Bathroom

8'1" x 6'4" (2.46m x 1.93m)

Panelled bath with cream mixer tap, PVC splashback, pedestal wash hand basin, low flush WC, radiator, vinyl flooring and double glazed frosted rear window.

Outside

Rear Garden

The large garden is mostly patio with a gravel area fully enclosed by fencing and has a side access gate.



Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

