



King George Avenue
Ilkeston
Derbyshire
DE7 5GY

Offers In Excess Of £307,000

bettermove

King George Avenue Ilkeston

Bettermove are proud to present this 3 bedroom detached bungalow in Ilkeston available with no forward chain.

The property is vacant for immediate possession.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, second reception room, family bathroom, 2 bedrooms, an en-suite, conservatory and fitted kitchen on the ground floor. The first floor consists of a further bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

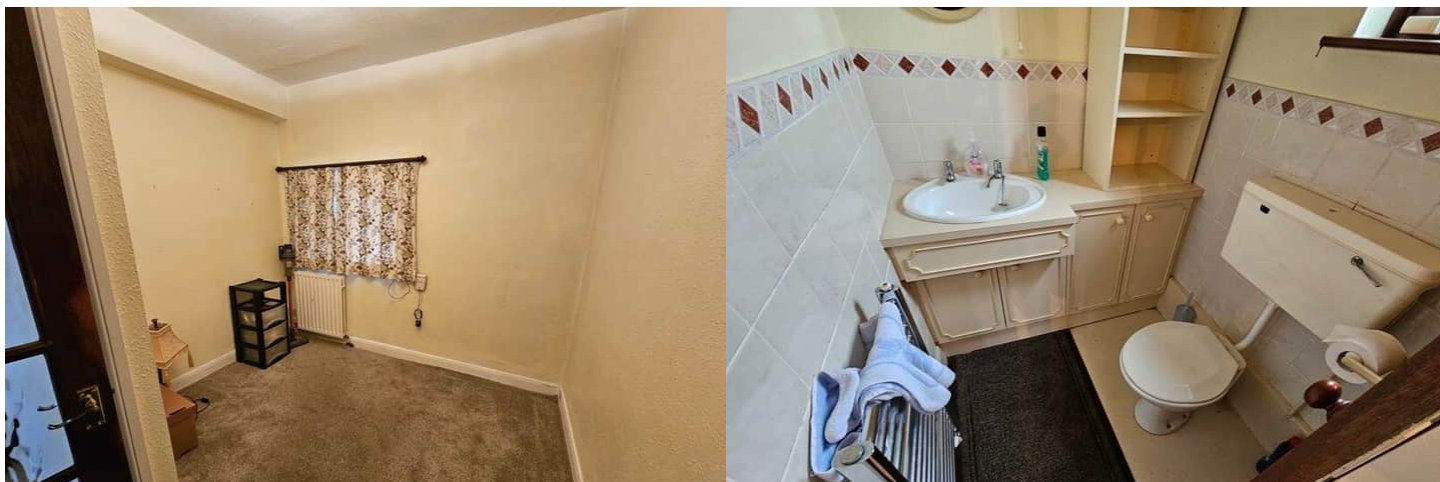
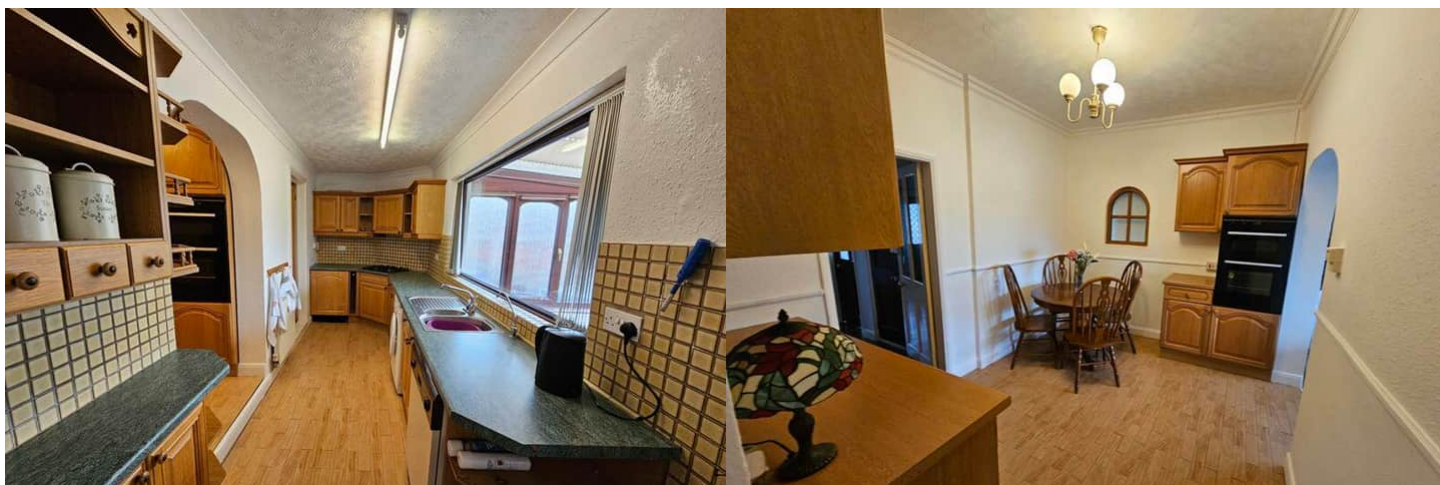
Located in the popular town of Ilkeston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6007, Ilkeston train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

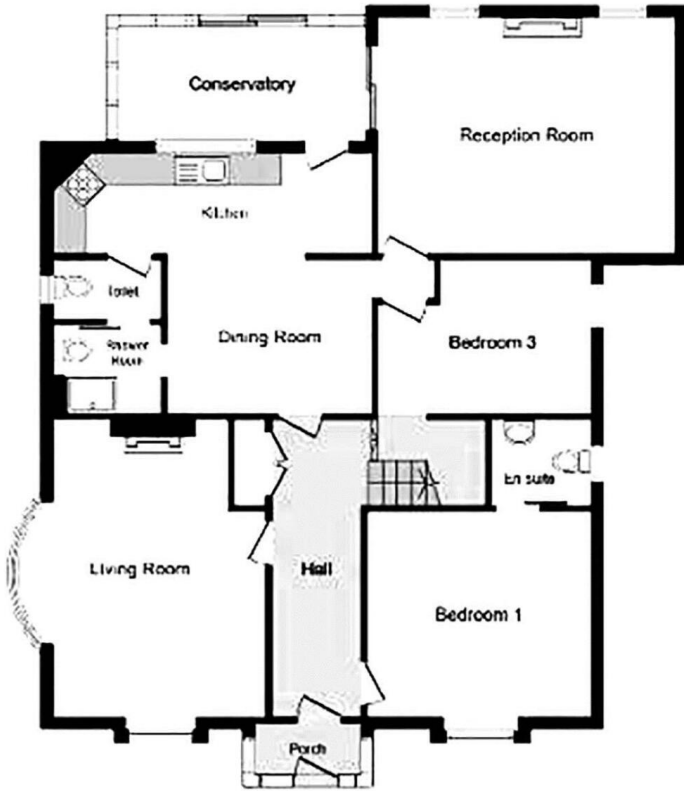
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

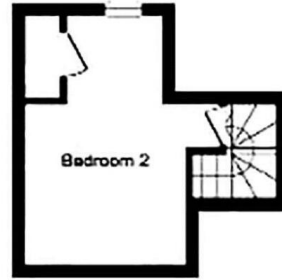
The exclusivity fee is returned to you upon successful completion of the property.



Master Floorplan Image



Ground Floor

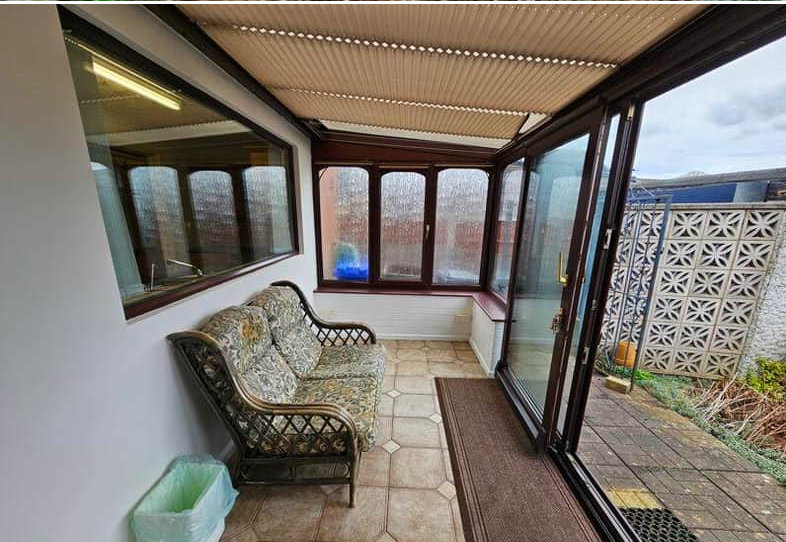


First Floor



Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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