

Wade Avenue, Ilkeston, DE7 5DU

Offers in Region of £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29546438

Our Seller says....

- Detached Bungalow
- 2 Bedrooms
- Generous Lounge Diner
- Detached Garage & Driveway
- South Facing Rear Garden
- Walking Distance To Ilkeston Town Centre
- Excellent Road & Public Transport Links
- Popular Residential Location
- No Upward Chain

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** WADE NO LONGER FOR YOUR FOREVER HOME! *** Ideally suiting those down-sizing, this detached bungalow is well located within easy reach of Ilkeston Town Centre and with NO UPWARD chain, it is ready to go! The accommodation has been well maintained, so it's just ready for the lucky buyer to put their own finishing touches - comprising in brief: entrance hall to a generous open plan lounge diner, kitchen, the 2 bedrooms and bathroom. Outside, a driveway & detached garage to the rear provide off street parking, whilst the gardens are mainly paved to requires minimal maintenance. Location is always important when choosing your forever home, so we recommend viewing this hidden gem to appreciate the great plot within what is a great location. Call us now on 01159385577 (option 1).

Entrance Hall

Entrance door to the front, tiled flooring, radiator, built in storage cupboard/cloakroom housing the combination boiler and doors to all rooms.

Lounge Diner

7.45m x 3.49m (24' 5" x 11' 5") 2 uPVC double glazed windows to the front, real flame gas fire, 2 radiators.

Kitchen

4.52m x 2.09m (14' 10" x 6' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated waist height double electric oven & gas hob with extractor over. Plumbing for washing machine, breakfast bar, uPVC double glazed window to the rear, radiator and door to the rear garden.

Bedroom 1

3.85m x 3.17m (12' 8" x 10' 5") UPVC double glazed window to the rear, access to the attic (partly boarded with dropdown ladder), wood effect laminate flooring and radiator.

Bedroom 2

3.7m x 2.03m (12' 2" x 6' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Shower Room

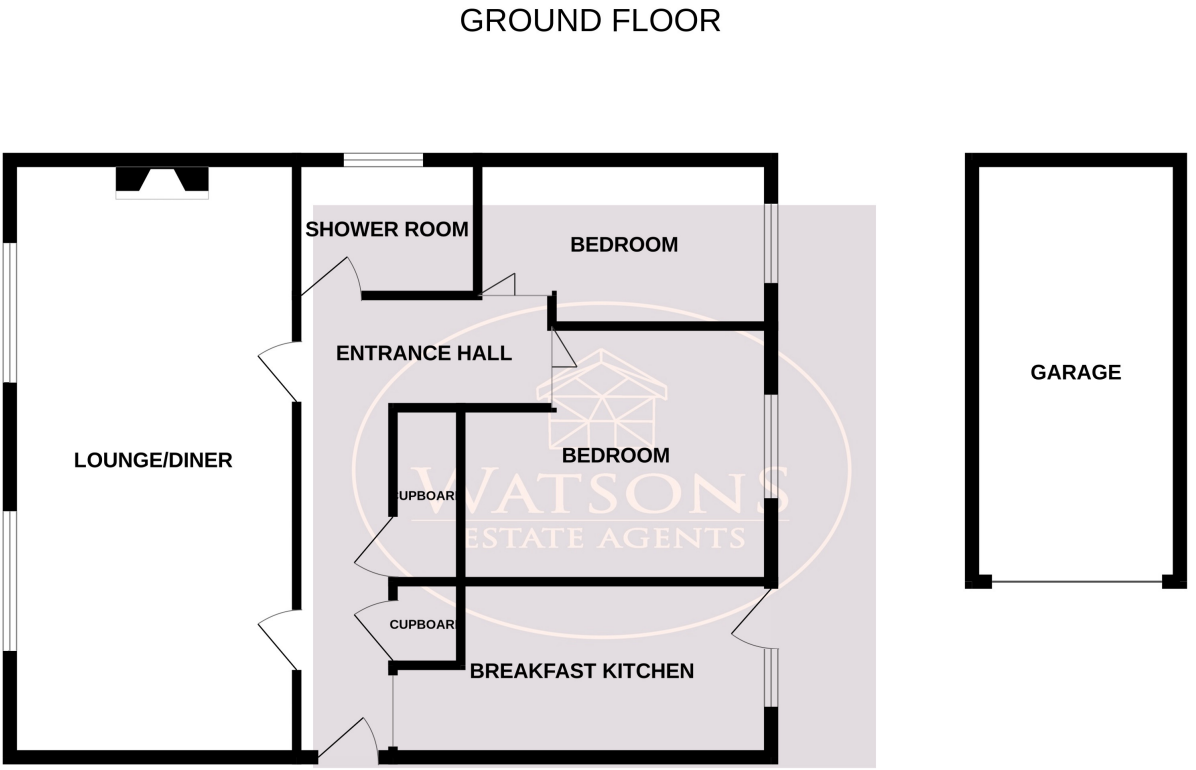
3 piece suite in white comprising WC, wall mounted sink and walk in shower. Obscured uPVC double glazed window to the rear, heated towel rail and vinyl flooring.

Outside

To the front of the property is paved patio, flower bed borders with a range of plants & shrubs and is palisaded by brickwork to the perimeter. The low maintenance, South facing rear garden comprises a 2 tiered paved patio seating area and is enclosed by wall & timber fencing to the perimeter with gated access to the side. Adjacent to the property is a driveway and garage with up & over door and power.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in the entrance hall and is 5 years old. Last serviced 2024.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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