







**Fairfield Road, Horsley Woodhouse, Ilkeston, Derbyshire DE7 6BE**  
**£195,000 - Freehold**

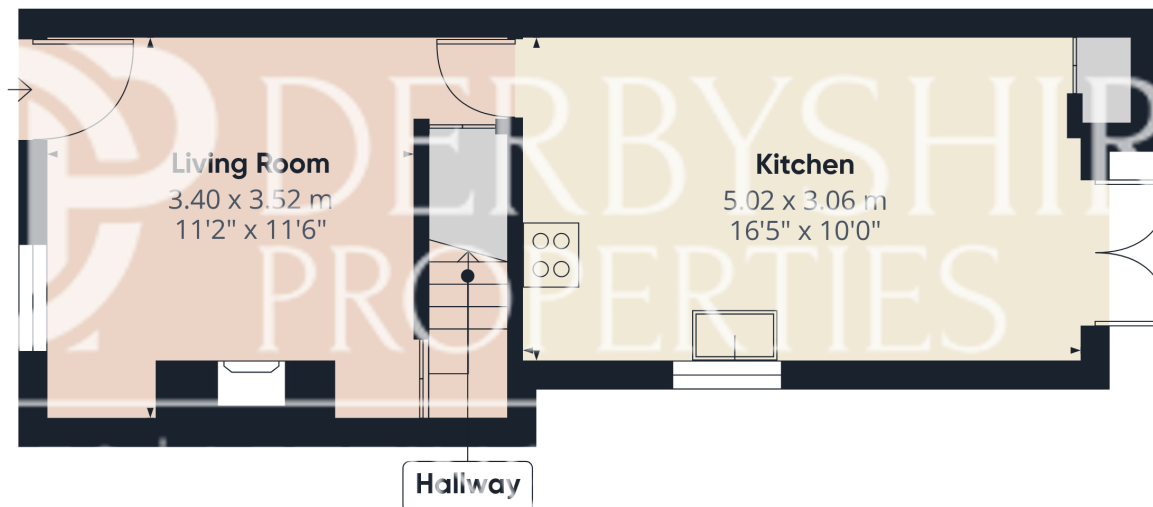


## PROPERTY DESCRIPTION

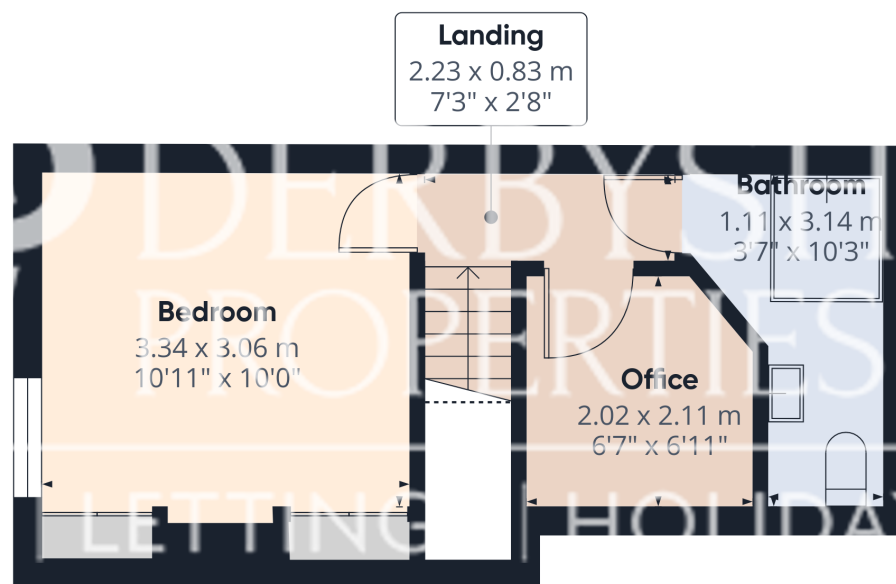
\*\*\*Selling with no Upward Chain\*\*\* - Derbyshire Properties are pleased to present this stunning mid terraced cottage located in a quiet residential location. The property is presented to a high standard throughout and would make an ideal first time purchase. The property consists of lounge, beautiful open plan living kitchen, 2 bedrooms and modern bathroom to the first floor landing with attractive courtyard to rear.

## POINTS OF INTEREST

- Stunning Mid Terraced Home
- 2 Bedrooms & 1 Reception Room
- Beautifully Presented
- Courtyard Garden
- Modern Bathroom
- Ideal First Home
- Viewing Absolutely Essential
- COUNCIL TAX BAND A



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

52 m<sup>2</sup>  
559 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**