

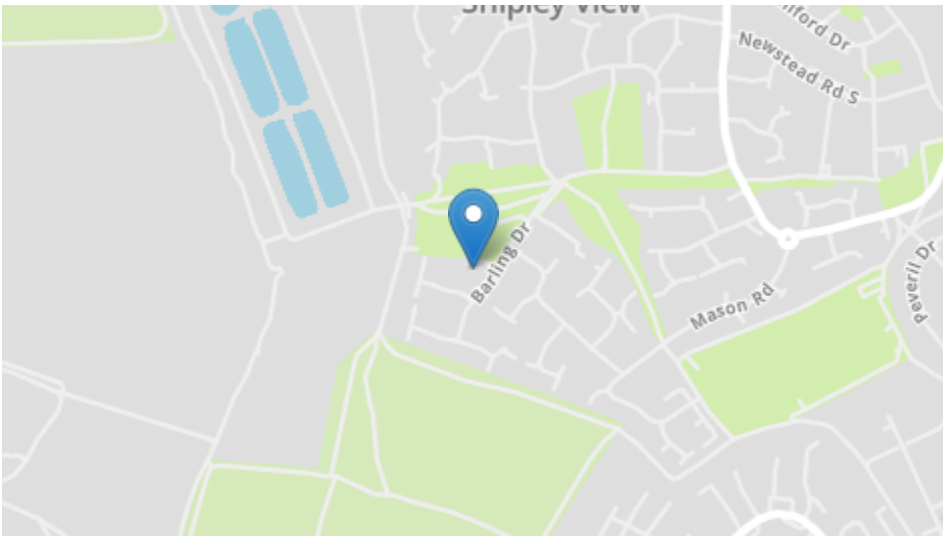
Revill Close, Ilkeston, DE7 9LJ

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Mid Town House
- 2 Double Bedrooms
- Generous Lounge Diner
- Private South Facing Rear Garden
- Off Road Parking
- Short Drive To Ilkeston Town Centre
- Cul De Sac Location
- Open Views To The Front
- No Upward Chain

Our Seller says....

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 - 29093439

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





\*\*\* COME AND 'REVILL' IN YOUR NEW HOME \*\*\* Brought to the market with no upward chain, a fantastic first time buy or investment opportunity, with this 2 bedroom town house in the popular Shipley area of Ilkeston. Recently benefitting from refurbishment to make it a 'turn key' opportunity, the accommodation comprises in brief: entrance hallway, lounge/diner, kitchen, upstairs landing to the 2 DOUBLE bedrooms & bathroom. Outside, off road parking to the front with views over the park and a private south-facing garden to the rear. As well as the recreation area on the doorstep, this sought-after location has Shipley country park close by for wonderful walks, whilst Ilkeston Town Centre is a short drive away for all day to day amenities, as well as excellent road links. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator, wood effect laminate flooring and doors to the kitchen and lounge diner.

Kitchen

2.3m x 1.96m (7' 7" x 6' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, integrated boiler, 2 uPVC double glazed windows to the front with open views.

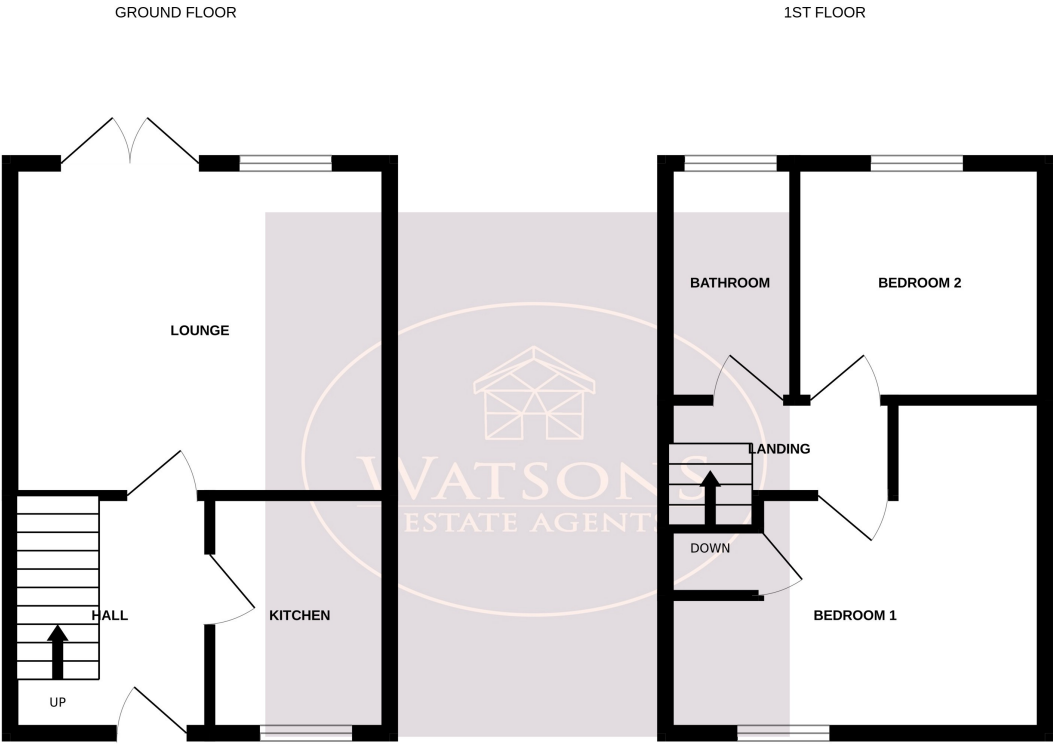
Lounge Diner

4.04m x 3.96m (13' 3" x 13' 0") UPVC double glazed window to the rear, 2 radiators, under stairs storage and French doors to the rear garden.

First Floor

Landing

Access to the attic and doors to both bedrooms and bathroom.



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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Bedroom 1

3.82m x 3.79m (reducing to 2.89m) (12' 6" x 12' 5") UPVC double glazed window to the front with open views, storage cupboard/built in wardrobe and radiator.

Bedroom 2

3.4m x 2.38m (11' 2" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Ceiling spotlights, radiator, tiled flooring, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A tarmacadam driveway provides parking for 2 cars. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, conifer borders and is enclosed by timber fencing to the perimeter.