

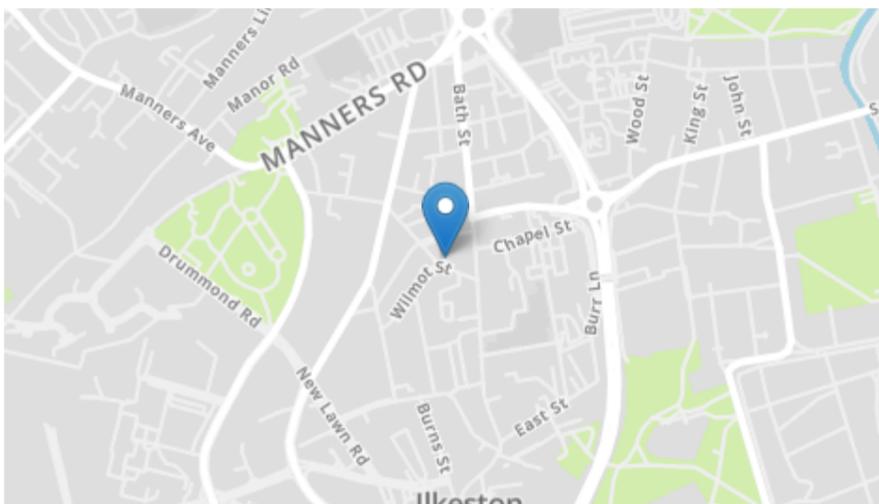
Bourne Cottages, Wilmot Street, Ilkeston, DE7 8BB

Offers Over £110,000

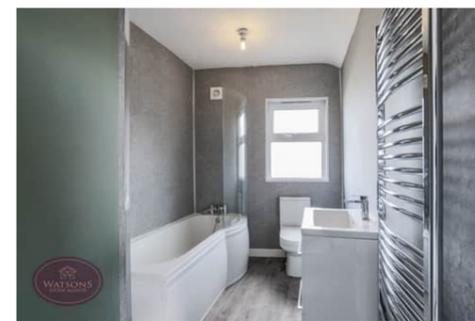


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace
- 2 Bedrooms
- 2 Reception Rooms
- Shared Rear Courtyard
- Excellent Road & Public Transport Links Including Train
- Walking Distance To Amenities
- 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 - 30002700

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



*** INTRODUCING 'BOURNE COTTAGES' - an exciting opportunity to acquire a truly historic property. With NO UPWARD CHAIN, this Bourne Identity is a 2 bed end terrace located in central Ilkeston, so it's ideal for first time buyers or investors. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, upstairs the landing leads to 2 generous DOUBLE bedrooms and a bathroom. Outside, there is a shared courtyard to the rear with brick walled perimeter allowing side access. A brick built outbuilding houses the combination boiler, with a further outbuilding providing further useful storage space. On street parking to the front. With a wealth of amenities just a short walk away and excellent transport links, this is a rare chance for those with limited budgets, so call us to provide a Bourne Ultimatum to make it yours while you can!

Ground Floor

Entrance Hall

UPVC double glazed entrance too to the side, uPVC double glazed window to the side, radiator, understairs storage cupboard and doors to the lounge and dining room.

Lounge

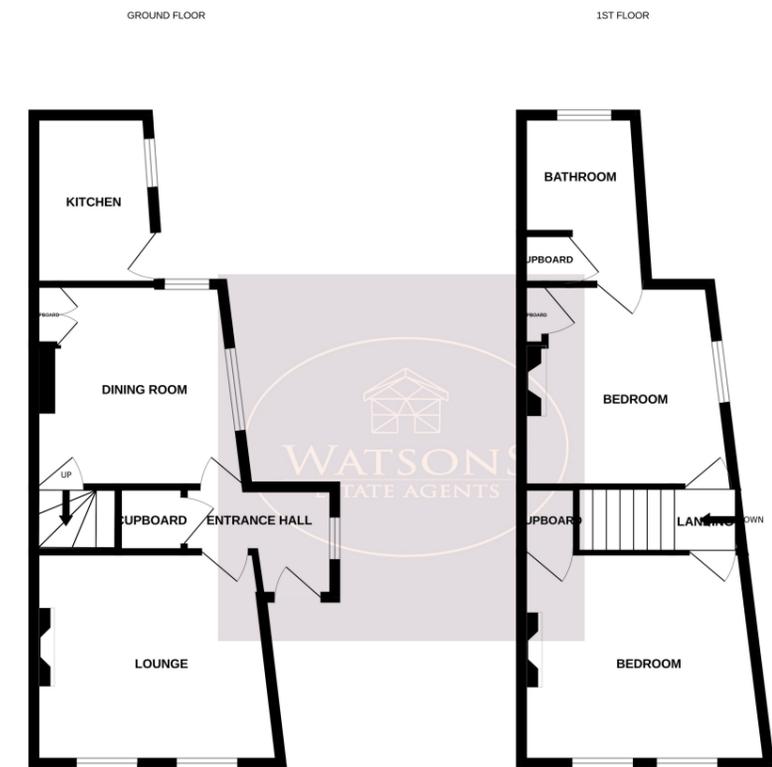
3.37m x 3.35m (4.0m max) (11' 1" x 11' 0") 2 uPVC double glazed windows to the front, radiator.

Dining Room

3.4m x 3.4m (11' 2" x 11' 2") UPVC double glazed window to the side, radiator, doors to the stairs to the first floor and kitchen.

Kitchen

2.7m x 1.86m (8' 10" x 6' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the side and door to the side.



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 for 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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First Floor

Bedroom 1

3.38m x 3.31m (11' 1" x 10' 10") UPVC double glazed window to the front and radiator. Built in storage cupboard and feature fire place. Door to the bathroom.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the rear, chrome heated towel rail and extractor fan.

Bedroom 2

3.59m (4.0m max) x 3.38m (11' 9" x 11' 1") 2u PVC double glazed windows to the rear, built in storage cupboard, feature fire place and radiator.

Outside

To the rear of the property is a shared courtyard with a brick built outhouse housing the combination boiler. The courtyard is enclosed by wall & timber fencing to the perimeter.

Agents Note

The vendor has provided us with the following information: the boiler is located in the brick built outhouse in the rear courtyard and is around 5 years old. It was last serviced in January 2026.