whitegates









Nottingham Road, Ilkeston, DE7 5AT

2 1 2 EPC D

£800 PCM



Nottingham Road, Ilkeston, DE7

2 bedrooms
1 bathroom
2 reception rooms

£800 PCM

Available From: Now
Security Deposit: 5 Weeks Rent
Council Tax Band: A

- Traditional Terraced House
- Popular Location
- Undergone Many Improvements
- Gas C/H, UPVC Double Glazed
- Fitted Kitchen & Bathroom
- Two Bedrooms, Two Receptions
- Garden To Rear

Traditional single bay middle terraced house having undergone many improvements and worthy of an internal inspection to appreciate. Benefits include gas central heating and UPVC double glazed doors and windows. Lounge, inner lobby, dining room and a fitted kitchen. Landing, two good size bedrooms and a fitted bathroom. Fore garden and a rear garden.

Lounge

11'4" x 11'4" (3.45m x 3.45m)

UPVC double glazed bay window to the front aspect, fireplace with a hearth, laminate floor and a radiator.

Inner Lobby

Door to an under stairs storage cupboard.

Dining Room

11'3" x 11'4" (3.43m x 3.45m)

UPVC double glazed window to the rear aspect, radiator, door with access to the stairs to the first floor landing.

Kitchen

7'10" x 5'9" (2.4m x 1.75m)

Range of fitted base level kitchen units with roll top work surfaces and tiled splash areas. Four ring gas hob set into the work surface with a fitted oven below. Stainless steel single drainer sink unit, plumbing and

space for an automatic washing machine. Tiled floor and a UPVC double glazed window to the rear aspect.

Landing

Laminate floor, radiator and access to the loft space.

Bedroom One

11'6" x 11'4" (3.5m x 3.45m)

UPVC double glazed window to the front aspect and a radiator.

Bedroom Two

11'4" x 8'4" (3.45m x 2.54m)

UPVC double glazed window to the rear aspect, radiator, laminate floor and a built in storage cupboard.

Bathroom

7'10" x 5'11" (2.4m x 1.8m)

Panel bath with a fitted shower over, pedestal hand wash basin, low flush WC, tiled splash areas, radiator and a UPVC double glazed obscure window to the rear aspect.

Front

Small enclosed front garden.

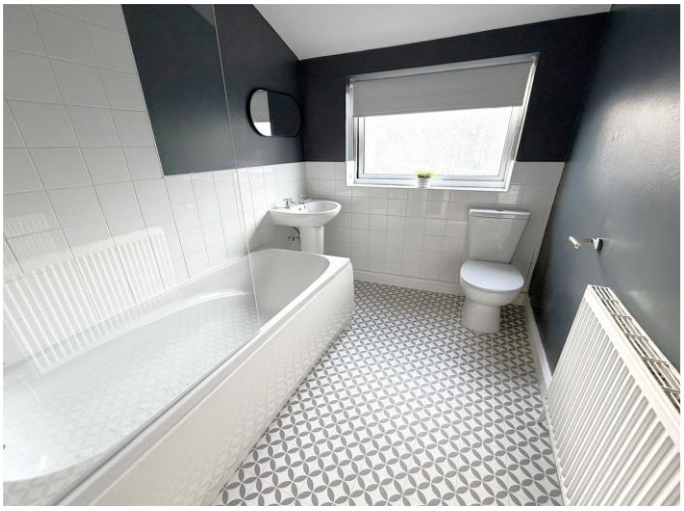
Rear

Stone gravelled rear garden with a brick built store and wooden fencing.









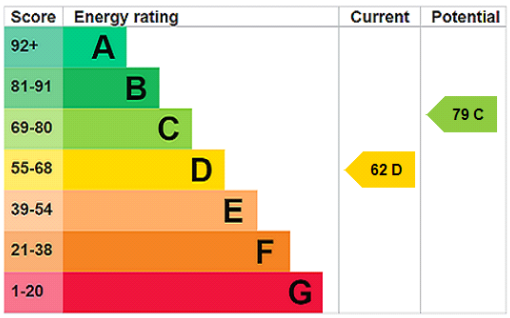
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.