



1 Farm Close, Ilkeston DE7 5ET

£995 Per Month



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Stunningly beautiful garden, be amazed when you view this property the garden will pop your socks off! To the front of the property offers ample parking with a detached garage.

Full Description

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Stunningly beautiful garden, be amazed when you view this property the garden will pop your socks off! To the front of the property offers ample parking with a detached garage. The property comprises of a kitchen diner and hallway. Large living room with an additional study / office room. Three good size bedrooms and shower room. Off Road Parking and a Detached Garage and garden to the front with raised boarder. Gas Central Heating and double glazing throughout, property is cavity wall insulated. Council Tax Band C (Erewash) EPC High D. Available Now.

Kitchen / Diner length 16'4" x width to recess 9'9" (length 4.98m x width to recess 2.99m)

Having a range of base to eye-level units with a roll top work-surface and splash-back tiles.

Built in four ring electric hob and under-counter electric oven. Overhead extractor fan and spaces for appliances. Aluminium double glazed window to the side elevation, laminated flooring and a wall mounted radiator and skirting boards. Aluminium double glazed door to the side elevation, leading to the driveway.



Hallway

The hallway has a laminated floor with skirting boards. Loft access to the ceiling and storage cupboard.

Living Room

Double glazed window to the front elevation with an additional window to the side elevation. Two radiators and wooden flooring and skirting boards. Decorative stone fire place and spot lights to the ceiling.



Office / Study Room length 7'3" x width 9'10" (length 2.21 x width 3.00m)

Double glazed window to the front elevation and wall mounted radiator, wooden flooring and skirting boards. Wall mounted boiler, gas and electric meters and fuse box.



Bedroom One length 12'0" x width to inner wardrobe space 10'3" (length 3.67m x width to inner wardrobe space 3.13m)

Having a aluminium double glazed window to the rear aspect and wall mounted radiator. Wooden flooring and skirting boards and wall mounted radiator. Built-in wardrobe and overhead storage.



Bedroom Two length 9'1" x width 10'5" (length 2.78m x width 3.19m)

Having a aluminium double glazed window to the rear aspect and wall mounted radiator, wooden flooring and skirting boards. Leading and access to the third bedroom.



Bedroom Three length 9'2" x width 12'10" (length 2.80m x width 3.92m)

Having an aluminium patio door to the side elevation leading to the rear garden. Wall mounted radiator, wooden flooring and skirting boards. Aluminium double glazed window to the front elevation. A range of overhead storage units and a further built-in wardrobe with hanging space.



Shower Room length 6'4" x width 7'7" (length 1.95m x width 2.32m)

Comprising of a three-piece suite with a low-level toilet and wall mounted sink with vanity unit beneath splash-back tiles and overhead wall unit. Corner shower unit with splash-back tiles and mixer shower-head. Wall mounted heated towel rail. Tiled vinyl flooring and skirting boards. Aluminium double glazed window with opaque glass to the side elevation.



Outside

To the front of the property offers ample off road parking and a raised boarder with mature shrub. Access to the single detached garage. At the rear of the property is this vast space of lawn with mature shrubs and trees. A raised patio area with steps leading down to the garden. Enclosed and private back garden with wooden fencing and conifers.



Disclaimer

MOVE IN COST - First months rent £995
BOND £995
Council Tax Band C
AST First six month after a rolling contract.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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