



62a Station Road, Ilkeston DE7 5LG

£725



Nestled on the charming Station Road in Ilkeston, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two cosy bedrooms, perfect for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, providing essential amenities for daily living.

Ilkeston is known for its friendly community and convenient access to local shops, schools, and parks, making it an ideal location for families and individuals alike. The property’s position on Station Road ensures that you are well-connected to nearby transport links, allowing for easy commutes to surrounding areas.

This terraced house is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in this vibrant town. Don’t miss the chance to make this charming property your new home.

Full Description

This recently improved property has been re-decorated and new flooring added by the current owners. The two bed end of terrace comprises of two reception and kitchen, first floor stairs and landing plus two good size double bedrooms and a spacious bathroom. Outside is an enclosed low maintenance garden. Council Tax Band A.

First Reception

Upon entrance through a UPVC double glazed door leading to the first reception room. Having a UPVC double glazed window to the front elevation and a wall mounted radiator, and skirting boards and carpeted. This room is neutrally decorated throughout.

Inner Lobby

Through to the inner lobby with a storage cupboard underneath the staircase with a shelving and electric light.

Second Reception

Having two double glazed windows one to the rear aspect and the other at the side elevation. This room is neutrally decorated throughout and a wall mounted radiator, plus skirting boards and carpet.

Kitchen

Having a range of base to eyelevel units with a rolltop worksurfaces with up stands . Single stainless steel sink and drainer with mixer tap. Space for appliances wall mounted radiator and vinyl flooring. Having a four ring gas hob with undercounter oven and overhead extractor fan. Wall mounted combination, boiler and a UPVC double glazed window to the side elevation. Wooden rear door to the side, leading to the rear yard.

Stairs & Landing

Stair case with handrail and landing leading to,of the two bedrooms and bathroom.

Bedroom 1

Having UPVC double glazed window to the front elevation and wall mounted radiator. Skirting board and carpeted all neutrally decorated.

Bedroom 2

Having a UPVC double glazed window to the side elevation, and wall mounted radiator, carpeted and skirting boards, all neutrally decorated.

Bathroom

Comprising of a three-piece suite with a low-level toilet and a hand-basin on a pedestal. A paneled bath. Overhead electric shower and splash back tiles. Wall mounted radiator vinyl flooring and a UPVC double glazed opaque window to the side aspect.

Garden

To the rear is a low maintenance garden with stones and part brick wall and wooden fencing with gate for access.

MOVE IN COST - First months rent £725

BOND £725

Council Tax Band A

AST first 6 months then onto 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.

