



4 Oakland Avenue, Huthwaite NG17 2JE

£750





IPS Estates have this spacious three bedroom family home on a quiet cul de sac area of Huthwaite, within walking distance to the industrial estate and easy access to the A38 near East Midlands Designer Outlet.

The property will be undergoing some modernisation in the new year to include new windows and kitchen.

As the property is in need of some redecoration works, we are offering this property with no deposit to help lower your move costs and get you moved in before Christmas.

The property briefly comprises of a Lounge, dining room, kitchen, ground floor shower room and to the first floor three bedrooms and the family bathroom. good sized outbuildings and large rear garden with pond. Off Road parking to the front.

Entrance Hallway

Bright inviting hallway, with tile effect flooring and neutral decor, providing access to the kitchen, lounge stairs and the side outbuildings.

Lounge

Spacious lounge with grey carpet, brick fire surround and feature wall. Single glazed bay window.

Kitchen

Tile effect flooring, single glazed window to the rear, strip light, wall and base units with tile splash back, space for cooker and white goods (not included), breakfast bar area. New kitchen to be installed in the new year.

Dining Room

Tiled flooring, boarded window seat under single glazed bay window, wooden beams and wall cladding, neutral decor.

Shower Room

Leading off the kitchen, single shower blue shower cubicle with electric shower.

Main Bedroom

Good sized bedroom with built in sliding door wardrobes, carpet flooring and neutral decor, single glazed window to the rear of the elevation.

Second Rear Bedroom

Carpet flooring, single glazed window to the rear of the property, requires modernisation.

Third Bedroom

Single bedroom, carpet flooring, some modernisation needed.

External

To the front of the property, there is a driveway offering ample off road parking. To the side elevation, there are two outhouses and an outside toilet. Rear patio area with teared garden laid to lawn and mature shrubs, at the top of the garden there is a pond.

Disclaimer

MOVE IN COST - First months rent £750

BOND £0

Council Tax Band A

EPC D

AST first six months therefore after a rolling contract.

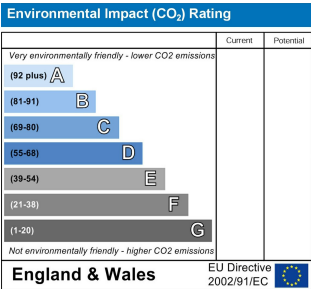
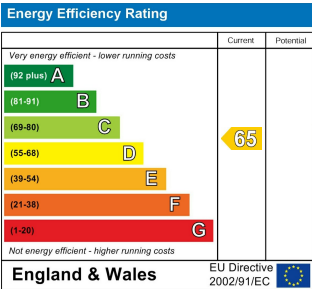
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.



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