



6 Third Avenue, Ilkeston DE7 5FR

£785 Per Month



IPS Estates presents a recently refurbished three-bedroom mid-terrace house available for rent. Conveniently located near local amenities and bus routes, this property is ideal for families and professionals. Contact us now to schedule a viewing and secure this desirable home.

Situated in a popular location which is close to the town center. The property comprises two reception rooms and a newly fitted kitchen and benefits a downstairs WC. First floor, stairs, and landing with three bedrooms and a bathroom. Outside, to the front is a hard-standing area. At the rear of the property is a paved area and a small lawn. Enclosed with mostly wooden fencing and brick wall.

FIRST RECEPTION ROOM length 10'8" x width 11'9" (length 3.27m x width 3.60m)

UPVC double glazed window to the front elevation and wall-mounted radiator. Newly laid laminated flooring with skirting boards built-in cupboard house in meters. UPVC double glazed door to the front entrance with opaque glass.



SECOND RECEPTION ROOM length 10'3" x width to chimney breast 11'9" (length 3.13m x width to chimney breast 3.60m)

The inner lobby leading to the second reception room comprises wooden flooring and a door leading to understate storage. Second reception room UPVC double glazed window to the Rear elevation wall mounted radiator. Newly laid laminate flooring neutrally decorated and skirting board. ng board.



KITCHEN LENGTH 10'9" x width 6'7" (3.29m x width 2.01m)

Having a range of modern base to eye level units with rolltop work surfaces. Splashback tiles and vinyl flooring. Spaces for appliances and overhead extractor fan. Two UPVC double glazed windows to the side aspect and a UPVC double glazed door with opaque glass to the side elevation for rear access. Wall-mounted combination boiler and door leading to downstairs WC.

DOWNSTAIRS WC

Comprising of a low-level toilet with wall mounted sink with mixer tap. UPVC double glazed window to the side elevation and wall-mounted radiator and vinyl flooring.



STAIRS AND LANDING

Neutrally decorated staircase and landing with newly laid carpet and handrail.

BEDROOM ONE length 10'11" x width to chimney breast 11'9" (length 3.33m x width to chimney breast 3.60m)

UPVC double glazed window to the front elevation. All neutrally decorated with newly laid grey carpet skirting boards. Wall-mounted radiator.



BEDROOM TWO length 10'7" x width 5'10" (length 3.24m x width 1.78m)

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



BEDROOM THREE length 5'4" x width 8'9" (length 1.63m x width 2.67m)

UPVC double glazed window to the side elevation and a wall-mounted radiator. Newly carpeted or neutrally decorated and skirting boards.



BATHROOM length 5'3" x width 8'8" (length 1.61m x width 2.65m)

Comprising of a three-piece suite with a low-level toilet a wall-mounted sink. Paneled bath and electric shower. All neutrally decorated to a very high standard and a built-in cupboard.



OUTSIDE

To the front is a hardstanding patio. To the rear of the property are paving slabs and lawn enclosed with wall and wooden fencing.

Disclaimer

Council Tax Band A

EPC C

AST six months and then after a rolling contract.

cost, first month rent £785 and a bond to pay £550. In total £1,335.00

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		89
(81-91) B		
(69-80) C		
(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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