



16 Grey Meadow Road, Ilkeston DE7 8EX

£1,000 Per Month



Full Description

LOVELY RESIDENTIAL LOCATION, GARDEN AND PARKING !! A three bedroom mid town property situated in a lovely quiet residential area of Ilkeston . Easy reach of town centre, and Ilkeston Hospital and Ilkeston's local train station. The property comprises of entrance hall and kitchen / diner and downstairs WC, and a large living room. First floor; two bedrooms and family bathroom. Following through to a further stair case leading to the master bedroom with dressing room plus ensuite. Out to the rear garden benefits of a low maintenance garden, enclosed wooden fencing. Two parking spaces to the front. Council Tax Erewash C EPC C.



Entrance Hall

Upon the entrance through a composite door, with a tiled floor and wall mounted radiator. Doors leading off to the kitchen / diner, and lounge plus the downstairs WC.

Kitchen / Diner length 15'11" x width to dining recess 7'10" (length 4.87m x width to dining recess 2.40m)

Having a range of-based eye-level units with a roll-top work-surface and splash-back tiles. A four ring gas hob and electric under-counter oven. Overhead extractor fan, plus space for appliances wall mounted radiator and UPVC double glazed window to the front elevation.



WC length 4'9" x width 2'9" (length 1.45m x width 0.84m)

Comprising of a two-piece suite with a low-level toilet sink on pedestal with splash-back tiles, wall mounted radiator skirting boards and tiled flooring.



Lounge / Living Room length 14'6" x width 12'11" (length 4.43m x width 3.95m)

Benefiting from lots of natural lighting from the UPVC double glazed patio doors with UPVC double glazed glass panels to either side. Laminated flooring, skirting boards and two wall mounted radiators.



Stairs & Landing

To the first floor stairs and landing doors, leading to bedrooms and bathroom with a decorative banister and handrail, wall mounted radiator, skirting boards and UPVC double glazed window to the front elevation. Built in airing cupboard.



Bathroom length 6'9" x width 6'2" (length 2.06m x width 1.89m)

Comprising of a three-piece suite with a low-level toilet plus sink on a pedestal with splash-back tiles. A paneled bath with splash-back tiles, vinyl flooring, skirting boards and wall mounted radiator.



Bedroom Two length 12'4" x width 13'0" (length 3.78m x width 3.97m)

Having a UPVC double glazed window to the rear elevation and wall mounted radiator. Skirting boards and carpeted.



Bedroom Three length 11'1" x width 6'2" (length 3.38m x width 1.90m)

Having a UPVC double glazed window to the front elevation and wall mounted radiator skirting boards and carpeted.



Second Floor Stair Case

Having a handrail, with decorative spindles.

Carpeted and wall mounted radiator, leading to the master bedroom.

Bedroom One length 14'7" to eaves recess x width 12'11" (length 4.45m to eaves recess x width 3.95m)

This master bedroom is equipped with an ensuite and dressing room. Two double glazed Velox windows, skirting boards, wall mounted radiator. Carpeted leading through to the open-plan dressing room.



Dressing Room length 6'7" x width 9'4" (length 2.02m x width 2.85m)

The dressing room area is carpeted with skirting boards and access to loft space.



En-Suite length 9'0" x width 9'4" (length 2.75m x width 2.86m)

This spacious three piece ensuite comprises of low-level toilet with a built-in sink with vanity units beneath and splash-back tiles. Shower cubicle with overhead, electric shower and splash-back tiles. UPVC opaque double glazed window to the front elevation. Skirting boards tiled flooring and wall mounted radiator.



Outside

Benefiting from a low maintenance garden, enclosed with wooden fencing, patio slabs, artificial turf and stone borders. To the front is a paved driveway and space for two cars.



Disclaimer

Council Tax C

EPC C

AST First six months therefore after a rolling contract.

First Months Rent £1,000 + Bond £1,000

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.

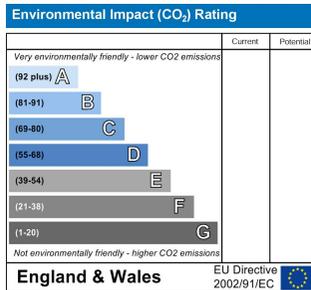
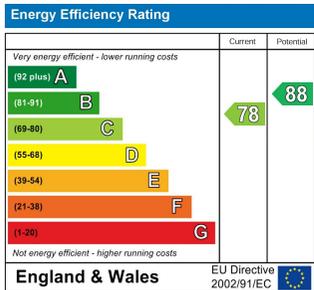
(2) These particulars do not constitute part or all of an offer or contract.

(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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