



17 Flamstead Road, Ilkeston DE7 5LS

£895 Per Month



IPS Estates are excited to offer this three bedroom property which has recently undergone major refurbishment. It is situated close to the town centre and within walking distance of transport links including the train station.

FRONT RECEPTION ROOM length 11'3" x width 11'7" (length 3.45m x width 3.54m)

Front door leads directly to front reception room. This room has been tastefully decorated in neutral tones. UPVC double glazed window to the front elevation and wall mounted radiator. Newly carpeted and skirting boards.

REAR RECEPTION ROOM length 11'7" to under stair recess x width 11'7" t (length 3.54 to under stair recess x width 3.54m to)

The rear reception room leads from front reception and then onto a galley kitchen. This room has been neutrally decorated, and newly carpeted plus skirting boards. UPVC double glazed window to the rear aspect and wall mounted radiator.

KITCHEN length 11'5" x 6'1" (length 3.49m x 1.86m)

This is a galley kitchen leading to downstairs WC and also door to rear yard leads from the kitchen. A new stylish modern kitchen has been fitted and is complimented by matching tiled flooring and decor. The kitchen comprises of base to eye level units with a roll top work surface and splash back tiles. Stainless steal sink and drainer and spaces for appliances. Built in four ring electric hob and under counter electric oven and over head extractor fan. UPVC double glazed window to the side elevation.

GROUND FLOOR WC length 7'0" x width 4'7" (length 2.15m x width 1.42m)

The spacious downstairs WC is situated at the far end of the ground floor area, beyond the kitchen. This could easily also be utilised as utility room given the space it offers.

FIRST FLOOR LANDING

Stairs lead from rear reception room to first floor landing. With access off to:

BEDROOM ONE length 11'4" x width 11'7" (length 3.46m x width 3.55m)

A large double room at the front of the property. It has been refurbished to a high standard with modern neutral decor. UPVC double glazed window to the front elevation and wall mounted radiator. Newley carpeted and skirting boards.

BEDROOM TWO length 8'8" x width 8'7" (length 2.65m x width 2.64m)

Situated towards the rear of the property. Neutrally decorated and carpeted with skirting boards. UPVC double glazed window to the rear aspect and wall mounted radiator.

BATHROOM length 11'5" x width 6'2" (length 3.50m x width 1.90m)

Having undergone refurbishment and redecoration. There is a bath with shower over, pedestal wash hand basin and low level WC.

BEDROOM THREE length to (eaves recess x width to (stair openin (length to (eaves recess x width to (stair openin)

This bedroom is a loft conversion on the second floor. This provides a third spacious, bright and airy bedroom and has been completely refurbished and decorated to high standard. Please note that the room measurements are not to height level due to slopping roof space.

OUTSIDE

To the rear there is an enclosed garden with paving and lawned area, and open views to a local playing field.

MOVE IN COST - First months rent £895

BOND £895

Council Tax Band A

AST first six months

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.

