



14 Henshaw Avenue, Kirk Hallam DE7 4FE

£795 PCM



Situated in the popular residential district of Ilkeston, IPS are delighted to offer this two bedroom property which benefits from gas central heating, double glazing, off road parking and garden to the rear.

The property briefly comprises an entrance hall, spacious lounge with patio doors leading to the rear of the property and a large kitchen diner. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Ilkeston is a highly sought after residential location and the property is within easy reach of the thriving centre which has a range of bars, restaurants, shopping facilities. The property has good commuting links to Derby and Nottingham which are a little further afield.

This property would suit a family looking for quality accommodation and should be viewed to be fully appreciated.

Entering the property through front door into an entrance hallway, with stairs leading to the first floor.

The spacious lounge has laminate flooring, decorative feature fireplace and double glazed French doors leading to the rear garden.

There is a large kitchen diner with modern fitted wall and base units, integrated oven and hob, understairs storage area and laminate flooring. The kitchen also provides access to both the front and rear of the property.

The first floor landing provides access to two good sized bedrooms and a bathroom. The master bedroom benefits from fitted wardrobes and carpeted flooring, whilst the second bedroom has laminate flooring.

The bathroom includes WC, pedestal wash hand basin and bath with shower over and glass shower screen.

Outside, the front of the property benefits from a paved area providing space for parking. To the rear there is a paved patio area leading to a further lawned area.

Disclaimer

MOVE IN COST - First months rent £795 PCM
BOND £795
Council Tax Band - A

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.

