



2 Temple Street, Derby DE23 6WQ

£332 Per Month



IPS Estates are delighted to offer this double room within shared accommodation – ALL BILLS INCLUDED.

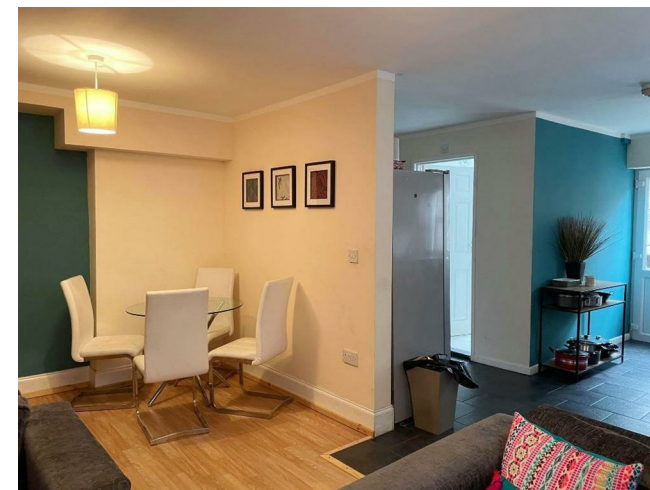
IPS Estates are delighted to offer this double room finished to a high standard.



Security and peace of mind.....Locked doors on all individual rooms



With wardrobes and drawers to rooms, gas central heating and double glazing. Spacious and fully equipped shared kitchen with lounge area to the side, and bathroom with modern suite.




Experience this new way of cost effective renting in your local area....Call us today to arrange your viewing




**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC 

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC 

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

[sales@ipsestates.com](mailto:sales@ipsestates.com) | [lettings@ipsestates.com](mailto:lettings@ipsestates.com)

[www.ipsestates.com](http://www.ipsestates.com)

