



Room 3 - 4 Station Street, Ilkeston DE7 5TE

£450 Per Month



Nestled in the heart of Ilkeston on Station Street, this charming house of multiple occupancy offers a fantastic opportunity for those seeking comfortable shared living. The property features a well-appointed double bedroom, providing ample space for relaxation and rest.

Ideal for professionals or students, this accommodation is designed to foster a friendly and communal atmosphere while ensuring privacy in your personal space. The shared facilities are well-maintained, promoting a harmonious living environment.

One of the standout features of this property is that all bills are included in the rent, offering you peace of mind and simplifying your monthly budgeting. This means you can enjoy the convenience of utilities without the hassle of managing separate accounts.

With its prime location, you will find yourself within easy reach of local amenities, transport links, and the vibrant community that Ilkeston has to offer. Whether you are commuting to work or exploring the local area, this property provides an excellent base for your lifestyle.

In summary, this double bedroom in a house of multiple occupancy on Station Street is an excellent choice for those looking for a comfortable and inclusive living arrangement in Ilkeston. Don't miss the chance to make this welcoming space your new home.

Shared Kitchen Diner

Having a range of base level units with rolltop worksurface double sink and drainer and splashback tiles. UPVC double glazed window to the rear aspect andv skirting boards and tiled flooring. Undercounter Dishwasher table and four chairs and a wall mounted TV . A glass top Console table. A double fridge and freezer upright. Under stairs storage wall mounted radiator.

Shared Kitchen

Having a range of base to eyelevel units with a rolltop worksurface and splashback tiles. UPVC double glaze window and UPVC back door to the side eleavation leading to the rear yard.

Two undercounter electric ovens and two four ring electric hobs, plus two overhead extractor fans. A under- counter washing machine and further appliances on offer microwave kettle and toaster. Wall mounted radiator and tiled flooring.

Shared Bathroom

Comprising of a three-piece suite with low-level toilet and bath with overhead mixer shower and glass screen. Splashback tiles and floor tiles and sink on a pedestal. UPVC double glazed window to the front elevation, heated towel radiator.

Shared Shower Room

Comprising of three-piece suite with low-level toilet corner shower with overhead mixer shower wall mounted sink with vanity unit beneath, splashback tiles and tiled flooring and heated towel rail.

Bedroom Three length 12'11" x width to recess 9'10" (length 3.94m x width to recess 3.02m)

This room comprises of double bed with bedside cabinet. A double wardrobe and chest of drawers. Wall mounted radiator carpeted and skirting boards.

UPVC double glaze window to the rear aspect.

MOVE IN COST - First months rent £450 PCM
BOND £0
Council Tax Band - Included

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.

