



7 First Avenue, DE7 5FT

£550 PCM



A two bedroom traditional end terrace property with gas central heating and UPVC double glazing. Situated close to the town centre and major bus links.

This traditional end of terrace offered for rent comprises of two reception rooms and kitchen. To the first floor, the stairs and landing give access to two bedrooms and bathroom. Outside to the front is a garden and path, to the rear an enclosed low maintenance garden.

FIRST RECEPTION ROOM 10'11" x 11'9" to chimney recess (3.35m x 3.60m to chimney recess)

UPVC double glazed windows to the front elevation and a UPVC double glazed door on entrance. Laminated flooring, wall mounted radiator, skirting boards and feature fire surround.



SECOND RECEPTION ROOM 10'10" x 11'9" to chimney recess (3.31m x 3.59m to chimney recess)

UPVC double glazed windows to the rear elevation, laminated flooring, skirting boards and wall mounted radiator. Door leading to stairs and landing.



KITCHEN 10'9" x 6'2" (3.28m x 1.89m)

The kitchen has a range of base to eye level units with roll top work surface, stainless steel sink and drainer with mixer tap, splash back tiles and a UPVC double glazed window to the side elevation. Spaces for appliances and plumbing space for washing machine, overhead extractor fan, UPVC double glazed door leading to the back garden, radiator, vinyl flooring and skirting boards.



STAIRS AND LANDING

Carpeted and handrail. Leading to two bedrooms and bathroom.

BEDROOM ONE 11'1" x 11'6" to chimney recess (3.40m x 3.53m to chimney recess)

UPVC double glazed windows to the front elevation, carpeted, radiator and skirting boards.



BEDROOM TWO 11'2" x 8'11" to chimney recess (3.42m x 2.74m to chimney recess)

UPVC double glazed windows to the rear elevation, carpeted, radiator, skirting boards and built in storage cupboard with loft access.



BATHROOM 10'11" x 6'2" (3.33m x 1.88m)

Comprising three piece suite with low-level toilet, sink on

pedestal and a panelled bath with overhead mixer shower. UPVC double glazed window to the side elevation, vinyl flooring and radiator.



OUTSIDE

To the front is a low maintenance garden with pebbles and a row of conifers. A path leads to front door. To the rear is a low maintenance garden with a pebbled area, raised boarder with mature shrubs. All enclosed with fencing, wall and side gate.



All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			86
		71	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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