



3 Fisher Court, Ilkeston, DE7 8PZ

£625 Per calendar month

RENSHAW ESTATES are Excited to offer this THREE BED TOWNHOUSE * Dining Kitchen * CLOSE TO BUS ROUTES & AMENITIES * Generous Lounge * Enclosed Rear Garden * STRICTLY NO PETS * SUITED TO PROFESSIONALS * Available Mid June *



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ENTRANCE HALL

UPVC double glazed door to front, radiator, stairs to first floor.

LOUNGE 4.9M X 3.5M (16'1" X 11'6")

UPVC double glazed window to front, radiator, feature fireplace with gas fire, laminate flooring, understairs storage area.

KITCHEN 4.5M X 2.6M (14'9" X 8'6")

UPVC double glazed door and two windows to rear, radiator, range of wall and base units with roll edge worktops, tiled splash backs, stainless sink, stainless extractor hood, electric hob, electric oven, tiled flooring, 'Ideal' Combination boiler.

LANDING

Loft access, storage cupboard.

BEDROOM 4M X 2.3M (13'1" X 7'7")

UPVC double glazed window to front, radiator.

BEDROOM 3.6M X 2.6M (11'10" X 8'6")

UPVC double glazed window to rear, radiator.

BEDROOM 2.1M X 2.1M (6'11" X 6'11")

UPVC double glazed window to front, radiator, over stairs storage cupboard.

BATHROOM 1.9M X 1.7M (6'3" X 5'7")

UPVC double glazed window to rear, radiator, panelled bath with shower over, pedestal wash basin, close coupled W.C., part tiled walls, tiled flooring.

OUTSIDE

Front: Garden laid to lawn.

Rear: Enclosed garden mainly laid to lawn with slabbed patio areas.

DIRECTIONS

From Ilkeston Tesco roundabout take the exit onto Granby Street, turn left onto Cotmanhay Road and continue over the mini roundabout. Take the fifth right turn onto Nelson Street then first left onto Fisher Court where the property is situated on the left hand side and can be identified by our board.

EPC INFORMATION

Energy Efficiency Rating: C

CURRENT COUNCIL TAX BAND

A

TENANT INFORMATION

Bond: £700

The minimum income required for our referencing company would be:- £18,750 Per annum (2.5x the annual rent on this property) & for guarantors :- £22,500 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

TENANT INFORMATION CONT...

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - SUITED TO PROFESSIONALS, NO PETS

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

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For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

