



8 Chaucer Street, Ilkeston, DE7 5JJ

**£625 Per calendar month**

RENSHAW ESTATES are thrilled to offer this MODERN THREE BED End Terraced \* DRIVEWAY TO REAR \* Dining Kitchen \* Spacious Lounge \* POPULAR LOCATION \* Close to amenities and Town Centre \* AVAILABLE NOW \* Neutral Decor \* Combination Boiler \*



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## ENTRANCE HALL

UPVC double glazed door to side, storage cupboard.

## LOUNGE 4.7M x 4.2M (15'5" x 13'9")

UPVC double glazed bow window to front, two UPVC windows to side, two radiators, laminate flooring, stairs to first floor, feature fireplace.

## DINING KITCHEN 4.2M x 2.7M (13'9" x 8'10")

UPVC double glazed door and window to rear, radiator, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer stainless sink, 'Ideal' Combination boiler.

## LANDING

Loft access, storage cupboard.

## BEDROOM 3.1M x 2.5M (10'2" x 8'2")

UPVC double glazed windows to front and side, radiator, fitted wardrobe.

## BEDROOM 2.7M x 2.5M (8'10" x 8'2")

UPVC double glazed window to rear, radiator.

## BEDROOM 2.7M x 1.5M (8'10" x 4'11")

UPVC double glazed window to rear, radiator.

## BATHROOM 2.1M x 1.7M (6'11" x 5'7")

UPVC double glazed window to side, radiator, panelled bath with mixer shower, pedestal wash basin, close coupled W.C., tiled splash backs.

## OUTSIDE

Front: Garden laid to lawn.

Rear: Enclosed garden mainly laid to lawn with slabbed patio and gated access to the two car driveway to rear.

## DIRECTIONS

From the Tesco island take the first exit onto Chalons Way. At the next roundabout take the first exit onto Station Road then at the mini island take the right turn onto Alvenor Street. Take the next right onto Chaucer Street where the property can be found on the right identified by our board.

## EPC INFORMATION

Energy Efficiency Rating: D

## CURRENT COUNCIL TAX BAND

A

## TENANT INFORMATION

Bond: £750

The minimum income required for our referencing company would be:- £19,500 Per annum (2.5x the annual rent on this property) & for guarantors :- £23,400 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: - PROFESSIONAL LET, NO CATS or DOGS

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](http://www.theprs.co.uk)



