



2 Temple Street, Derby DE23 6WQ

£400 Per Month



HOUSE SHARE

Large first floor double bedroom fully furnished suitable for single occupancy only.

Communal kitchen / living space, all bills inclusive

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.

MOVE IN COST - First months rent £400
Council Tax 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

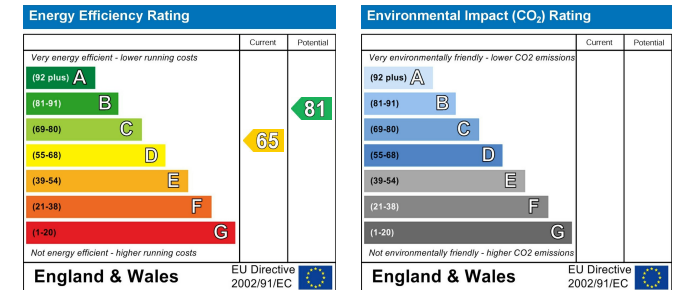
an offer or contract.

(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.



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

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

