



null Bedrooms

House

Per Month

£450 Per Month

Located in

Derbyshire



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# 73 Station Road

Derbyshire | | DE7 5LG



A well-presented and fully furnished double room is now available in a friendly shared house located in a popular and convenient area of Ilkeston. Perfect for working professionals or mature students seeking a comfortable and affordable living space.

#### Room Features:

Large double bedroom

Fully furnished with double bed, wardrobe, chest of drawers, and bedside table

Neutral decor with plenty of natural light

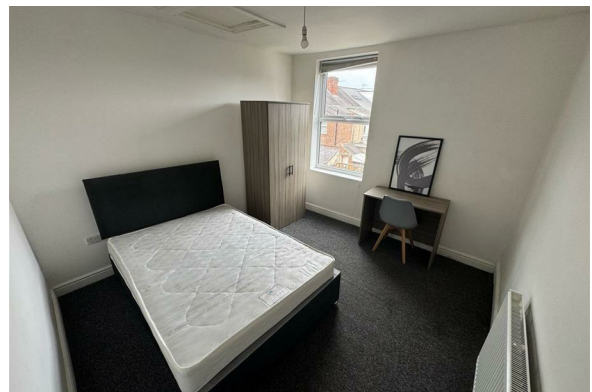
Ready to move in

#### Property Details:

Clean and well-maintained shared accommodation

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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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