



21 Ash Street, Ilkeston, DE7 8NS

**£895 Per Calendar
Month**



Situated within the heart of Cotmanhay, close to the town centre of Ilkeston, this is a well presented two bedroom terraced property which benefits from gas central heating and double glazing.



Internally the spacious accommodation briefly comprises a large lounge, inner lobby with storage and a dining kitchen with integrated appliances and access to the rear. To the first floor are two good sized bedrooms and a shower over the bath.

Outside the property benefits from a large garden with patio area and artificial lawn with further garden area behind a fence. To the front there is on street car parking.

Cotmanhay is a highly desirable residential location and perfectly positioned for ease of access to the thriving town centre of Ilkeston which has a host of facilities available. The property is perfectly positioned for local Infant and Junior schools as well as being within easy reach of Ilkeston Railway Station giving onward travel to both Derby, Nottingham and beyond.

This property would ideally suit a tenant looking to be close to a range of facilities and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

LOUNGE

12'1" x 12' (3.68m x 3.66m)
With double glazed window to the front elevation, fitted cupboards, radiator and understairs storage. Open plan access to:

DINING KITCHEN

12' x 12'2" (3.66m x 3.71m)
With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The room has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear garden and there is appliance space, useful kitchen drawers and double glazed door leading to the rear. There is space available for a small dining table.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

12'2" x 12'1" (3.71m x 3.68m)
With double glazed window to the front and radiator.

BEDROOM TWO

8'9" x 10'1" (2.67m x 3.07m)
With double glazed window and radiator.

BATHROOM

5'7" x 13' (1.70m x 3.96m)
(Maximum measurement)
With low level WC, wash hand basin with cupboard beneath and bath with shower attachment over the bath and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear with patio and artificial lawn. There is a further garden area behind a fence.

To the front there is on street car parking.

PLEASE NOTE

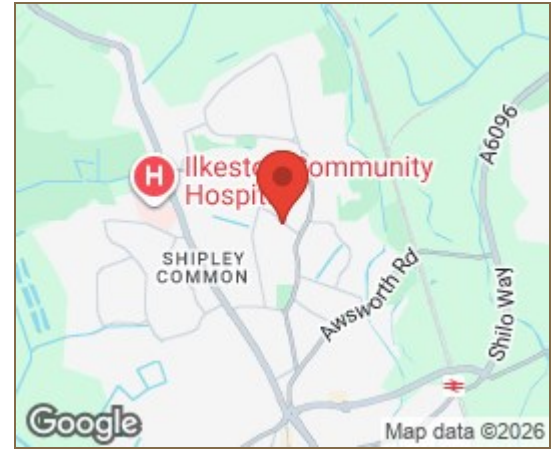
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

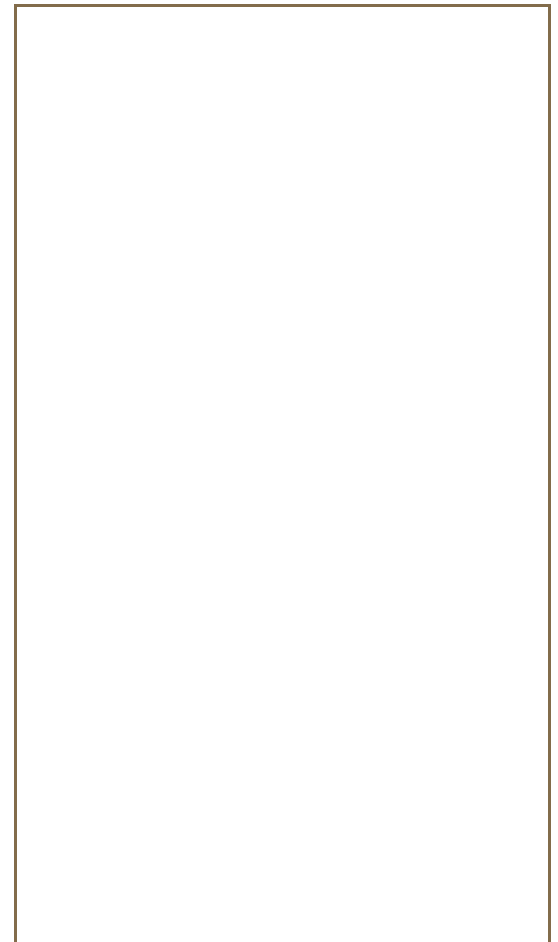
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

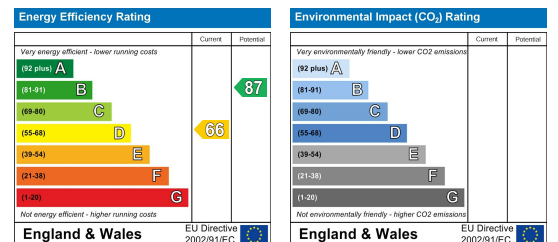
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk