



## 8 Andrew Avenue, Ilkeston, DE7 5EB

£925 Per Month

- Ilkeston
- Modern kitchen
- Downstairs WC
- Enclosed rear garden
- Council Tax - A
- 2 bedrooms
- Conservatory
- Large family bathroom
- Street parking available
- EPC Rating - D

# 8 Andrew Avenue, Ilkeston DE7 5EB

\*\*\* LOVELY SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE IN EAST ILKESTON \*\*\*

Robert Ellis are excited to present to the market this well-presented and spacious two-bedroom, semi-detached property situated in a popular residential location within Ilkeston. Conveniently located for access to Victoria Park, the Erewash Canal, and Ilkeston town centre, this property is ideally suited to professionals, couples or families, also offering excellent transport links to Nottingham and Derby.

The accommodation is arranged over three floors and briefly comprises of: a bright and spacious front living room, modern kitchen/diner to the rear with access to the conservatory and downstairs WC.

To the first floor: large front double bedroom, second single bedroom / office, and a family bathroom with free-standing bathtub.

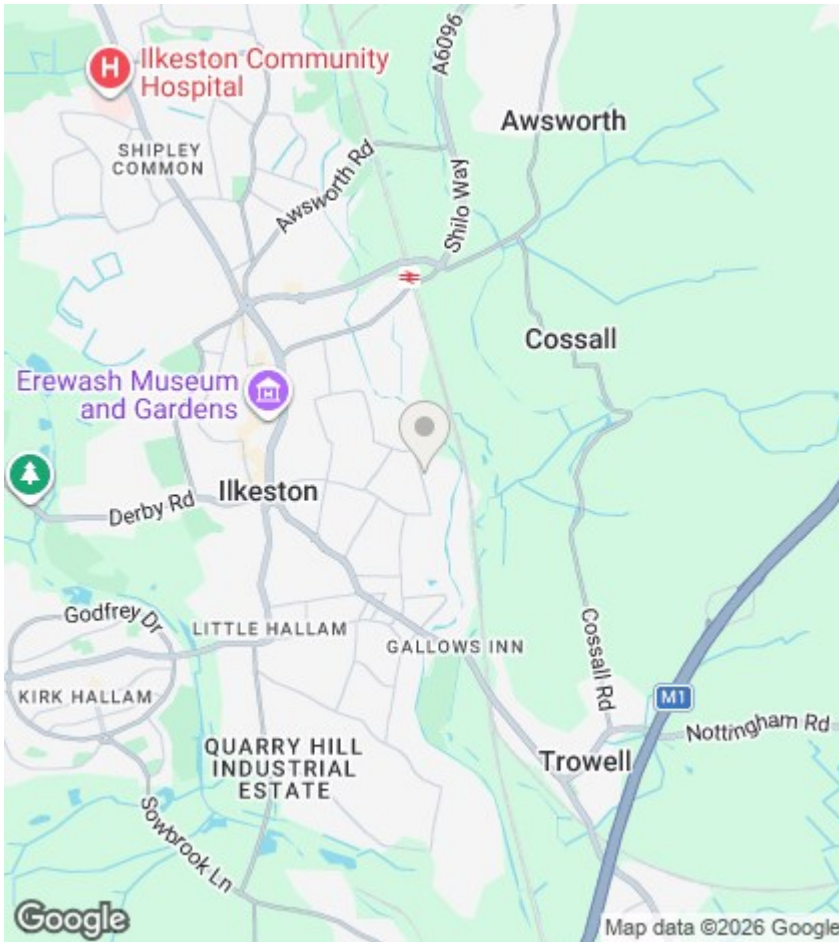
The second floor offers a further living space via large loft room.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	