



3 Bedrooms

House

Per Month

£850 Per Month

Located in

Ilkeston



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# 17 Mill Street

Ilkeston | | DE7 8GG



New to the market! This well-presented three-bedroom unfurnished house, located in the popular town of Ilkeston, offers spacious and versatile accommodation ideal for families or professionals seeking a comfortable long-term home. Positioned within easy reach of local amenities, reputable schools, and excellent transport links, the property combines convenience with a welcoming residential setting.

Upon entering, you are greeted by a bright and inviting hallway that leads into a generously sized living room, featuring large windows that allow for an abundance of natural light, creating a warm and airy atmosphere. The adjoining dining area provides ample space for entertaining or family meals and flows seamlessly into a modern fitted kitchen, complete with a range of wall and base units, work surfaces, and space for essential appliances.

Upstairs, the property comprises three well-proportioned bedrooms, including two spacious doubles and a comfortable single room, suitable for use as a child's bedroom, guest room, or home office. The family bathroom is fitted with a contemporary suite including a bathtub with overhead shower, wash basin, and WC, finished with neutral tiling.

Externally, the property benefits from a private rear garden, offering a pleasant outdoor space ideal for relaxing or entertaining during warmer months. To the front, there is off-street parking and easy access to the property.

Situated in Ilkeston, the house is conveniently located for access to Derby, Nottingham, and surrounding areas via major road links and public transport options. A variety of local shops, supermarkets, and leisure facilities are also within close proximity.

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# Council Tax Band A

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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