



## 25 Elka Road, Ilkeston, Derbyshire, DE7 4SE

£1,150 PCM

- Ilkeston
- 3 double bedrooms
- Modern interior
- Driveway parking
- Council Tax Band - B
- 3 storey town house
- 3 WCs including 1 ensuite
- Fitted kitchen
- Enclosed rear garden
- EPC Rating - B

# 25 Elka Road, Derbyshire DE7 4SE

\*\*\* ROBERT ELLIS ARE DELIGHTED TO ANNOUNCE THIS BEAUTIFUL MID TERRACE MODERN TOWN HOUSE SITUATED ON THE OUTSKIRTS OF ILKESTON TOWN \*\*\*

Robert Ellis are delighted to offer to the market this modern three bedroom property on the outskirts of the residential suburb of Ilkeston.

The property is modern with sleek laminate flooring throughout, and has an enviable location being close to several neighbouring areas such as Stanton by Dale, Kirk Hallam, Stapleford, and Sandiacre.

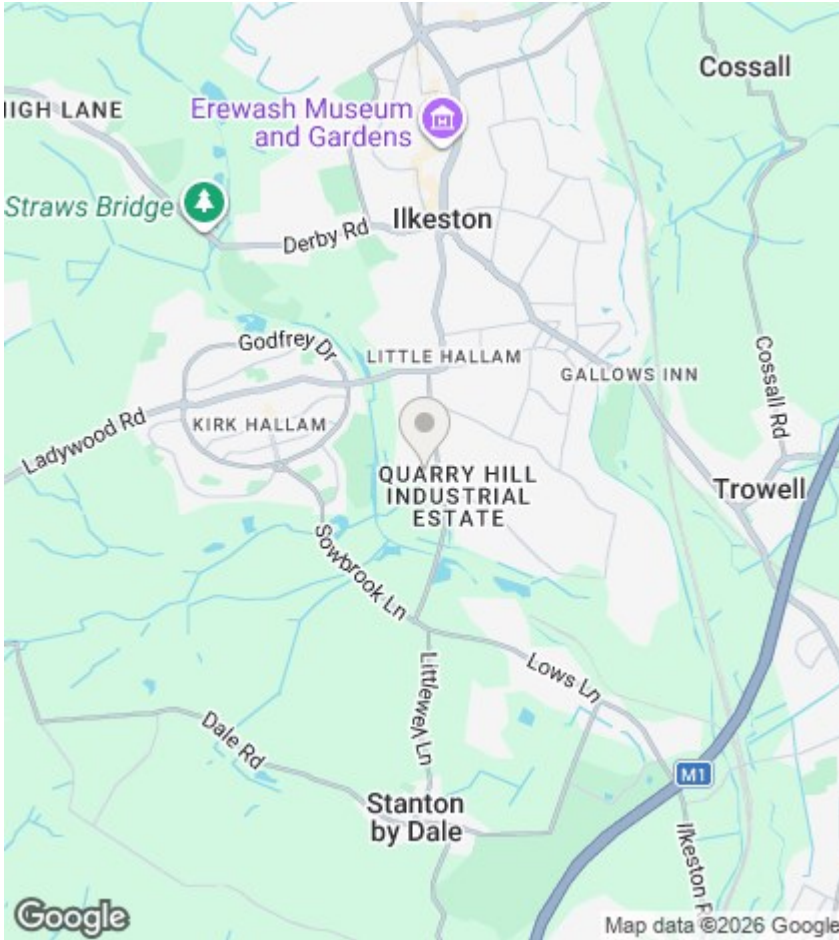
Briefly comprised of: entrance porch, good-sized lounge with a built-in storage closet, downstairs WC, kitchen complete with gas hob, electric oven, and French doors allowing plenty of natural light, and a rear garden which is a generous size while being low maintenance.



Council Tax Band: B







## Directions

## Viewings

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

## EPC Rating:

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>97</b> |
| (81-91) <b>B</b>                            |  | <b>85</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 |           |