



**Malthouse Road**  
Ilkeston, DE7 4PA

**£650 pcm**

# Property Features

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- MODERN MID TOWN HOUSE
- LOUNGE/DINER
- DOWNSTAIRS W.C.
- PARKING FOR TWO CARS
- TWO BEDROOMS
- FITTED KITCHEN
- FAMILY BATHROOM
- PVCu DOUBLE GLAZING AND GAS CENTRAL HEATING

## Full Description

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Situated in a pleasant residential location, this LOVELY MID TOWN HOUSE in GOOD ORDER THROUGHOUT boasts a spacious LOUNGE/DINER with French doors to the garden, fitted kitchen and WC to the ground floor, whilst upstairs provides TWO BEDROOMS, both with fitted wardrobes, and family bathroom all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. A DOUBLE WIDTH DRIVE to the front and an enclosed mainly laid to lawn rear garden complete the picture of this lovely home, ready as soon as you are to move in, unpack and enjoy.

### ENTRANCE HALL

Front door into hallway, radiator, doors to W.C., kitchen and lounge diner and stairs to first floor.

### W.C.

Fitted with a two piece suite comprising close coupled W.C., and pedestal wash hand basin, radiator and PVCu double glazed window to front elevation.

### KITCHEN

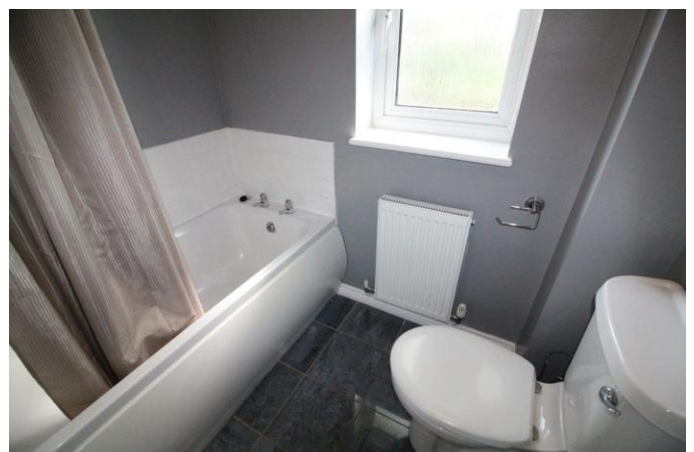
10' 4" x 5' 9" (3.15m x 1.75m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, integrated electric oven, built in gas hob, stainless steel sink drainer, under counter space with plumbing for washing machine, space for fridge freezer, cupboard housing boiler and PVCu double glazed window to front elevation.

### LOUNGE DINER

13' 4" x 12' 10" (4.06m x 3.91m)

PVCu double glazed window to rear elevation, radiators, cupboard, electric fire and PVCu double glazed French doors to outside.



## LANDING

Doors to all bedrooms and bathroom and loft access.

## BEDROOM ONE

12' 10" MAX x 12' 6" (3.91m x 3.81m)

PVCu double glazed window to front elevation, radiator, airing cupboard and fitted wardrobes.

## BEDROOM TWO

11' 3" x 6' 3" (3.43m x 1.91m)

PVCu double glazed window to rear elevation, radiator and fitted wardrobe.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, radiator and PVCu double glazed window to rear elevation.

## OUTSIDE

To the front of the property is a driveway off road parking for two cars. To the rear of the property is a patio area with lawn garden and shed.

## Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

## Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.

## HOLDING DEPOSIT



One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

### SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

### LOST KEYS

Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

### VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

### EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

