



64 Little Hallam Lane, Ilkeston, DE7 4AH

£625 Per calendar month

RENSHAW ESTATES are delighted to offer this TWO BEDROOM TERRACED * Spacious Living * MODERN BATHROOM & DINING KITCHEN * UPVC Double Glazing * Rear Garden * Close to Amenities * PETS CONSIDERED * Suited to Professionals * AVAILABLE NOW *



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LOUNGE 3.39M x 3.36M (11'1" x 11'0")

UPVC double glazed door and window to front, radiator, stairs to first floor, feature fireplace, under stairs storage cupboard, laminate flooring, archway into...

DINING ROOM 4.37M x 3.34M (14'4" x 10'11")

Feature fireplace with Wood burner, lighting, laminate flooring, radiator.

KITCHEN DINER 4.23M x 3.3M (13'11" x 10'10")

UPVC double glazed door to rear, UPVC double glazed window to side, radiator, double glazed fixed velux window to rear, wall and base units with roll edge worktops, tiled splash backs, stainless extractor hood, electric hob, electric oven (to be installed in photo), stainless sink, tiled flooring, Combination boiler.

LANDING

Radiator, loft access with pull down ladder to loft space with power and light.

BEDROOM 4.38M x 3.44M (14'4" x 11'3")

UPVC double glazed window to front, radiator.

BEDROOM 3.42M x 2.43M (11'3" x 8'0")

UPVC double glazed window to rear, radiator.

BATHROOM 2.08M x 1.86M (6'10" x 6'1")

UPVC double glazed window to rear, chrome heated towel rail, panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled walls and flooring.

OUTSIDE

Front: Walled forecourt.

Rear: Shared garden, patio & lawn.

DIRECTIONS

From the Morrisons island take the third exit onto Nottingham Road. Continue ahead at the mini island then first right onto Manners Street. Take the left turn onto Little Hallam Lane where the property can be identified on the left hand side by our For Sale board.

CURRENT COUNCIL TAX BAND

A

EPC INFORMATION

Energy Efficiency Rating = D

TENANT INFORMATION

Bond = £700

The minimum income required for our referencing company would be: £18,750 (2.5x the annual rent on this property) & for guarantors :- £22,500 per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - SMALL PETS CONSIDERED. (The landlord may request an additional £10 per calendar month, per pet.)

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For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

We are members of: the Property Redress Scheme: www.theprs.co.uk

The Guild of Letting & Management: www.guildofletting.com

We have client money protection and are members of Client Money Protect

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.