



**14 Houghton Avenue, Ilkeston, Derbyshire DE7
9GA**

£795 pcm

Tel: 0115 9680268



- Double Glazing
- Driveway
- Enclosed Rear Garden
- Two Bedroom Home
- Fully Fitted Kitchen
- Desired Location

This lovely two bedroom end terrace property has under gone a complete refurb to a high standard which has given it a modern look.

It has had brand new double glazing and composite front door, brand new fully fitted kitchen, decorated throughout and new carpets being fitted. New modern light fittings throughout.

The ground floor comprises of lounge with feature fireplace and electric fire, fully fitted dining kitchen.

The second floor has two bedrooms, one double with storage and fitted wardrobes, one single bedroom, family bathroom with white three piece suite and electric shower.

The rear garden is completely private and enclosed with lawned and patio areas.

The front of the property has a front garden and driveway for two cars.

No pets allowed


Would be perfect for a professional couple or young family

Council Tax Band: A







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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