



## 101 Windermere Avenue, Kirk Hallam, Ilkeston, DE7 4EZ

**£895 Per Calendar  
Month**



Situated in the popular residential district of Ilkeston, this is a beautifully presented two bedroomed property which benefits from gas central heating, double glazing and garden to front and rear.





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The current owners have spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance hall, dining kitchen with integrated appliances and access to the rear and a large, bright and airy lounge. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from an enclosed garden to the rear which is overlooked by a patio area with two garden sheds. To the front there is a front garden area and central pathway leading to the door.

Ilkeston is a highly sought after residential location and the property is within easy reach of the thriving centre which has a range of bars, restaurants, shopping facilities. The property has good commuting links to Derby and Nottingham which are a little further afield.

This property would suit a family looking for quality accommodation and should be viewed to be fully appreciated.

## **ACCOMMODATION**

Entering the property into:

### **ENTRANCE HALL**

With double radiator and double glazed door with frosted side window.

## **LOUNGE**

11'1" x 14'10" (3.38m x 4.52m)

With double glazed window to the front elevation, double glazed window to the rear elevation, decorative feature fireplace and radiator.

## **DINING KITCHEN**

10'3" x 14'9" (3.12m x 4.50m)

Recently refitted to include a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric double oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is space for a washing machine, space for a fridge/freezer, space for a small dining table, radiator, useful understairs storage cupboard, double glazed door to rear and a walk in cupboard housing the meter boxes and boiler providing domestic hot water and central heating.

## **TO THE FIRST FLOOR**

### **LANDING**

With window overlooking the rear garden.

### **BEDROOM ONE**

14'11" x 11'1" (4.55m x 3.38m)

With double glazed window to the front, double glazed window to the rear, storage cupboard and radiator.

## BEDROOM TWO

13'7" x 9'1" (4.14m x 2.77m)

(Maximum measurement including bulk head over the stairs)

With double glazed window to the front and radiator.

## BATHROOM

5'5" x 7'4" (1.65m x 2.24m)

With a low level WC, wash hand basin with storage cupboard beneath, bath with shower over, heated towel rail and frosted double glazed window.

## OUTSIDE

Outside the property benefits from a generous garden to the rear which is overlooked by a large patio with two garden sheds.

To the front elevation there is a further garden and central pathway leading to the door.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a

decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

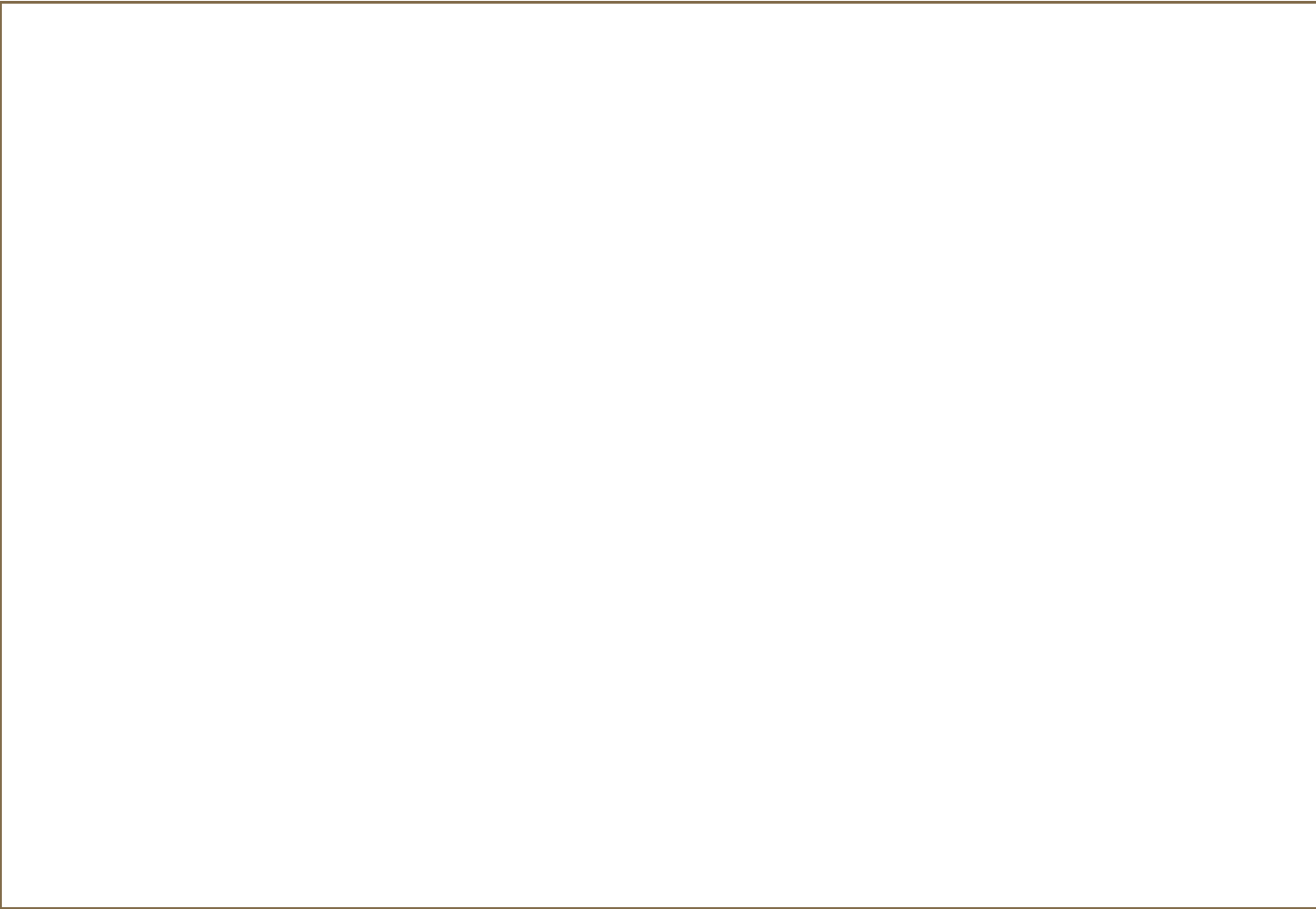
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



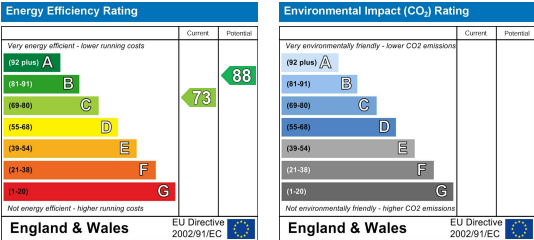
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)