



**146 Godfrey Drive, Kirk Hallam, Ilkeston, DE7 4HS**

**£850 PCM**

- 1 Bathroom
- 3 Bedrooms
- Medium Sized Garden
- Mid Terraced House
- 1 Reception
- Street parking Available
- Part Furnished

# 146 Godfrey Drive, Ilkeston DE7 4HS

\*\*\* LOVELY THREE BEDROOM MID-TERRACE HOUSE IN GODFREY DRIVE, KIRK HALLAM \*\*\*

Robert Ellis Lettings are pleased to offer to the market this well-presented three-bedroom semi-detached property, located on the popular Godfrey Drive in Kirk Hallam. The property offers easy access to local shops, schools and amenities, as well as Victoria Park. There are excellent transport links nearby including the A610, M1 and Ilkeston railway station, providing convenient access to Nottingham and Derby.

Briefly comprised of: entrance area leading to a spacious lounge, fitted kitchen and separate utility room leading to the rear garden.

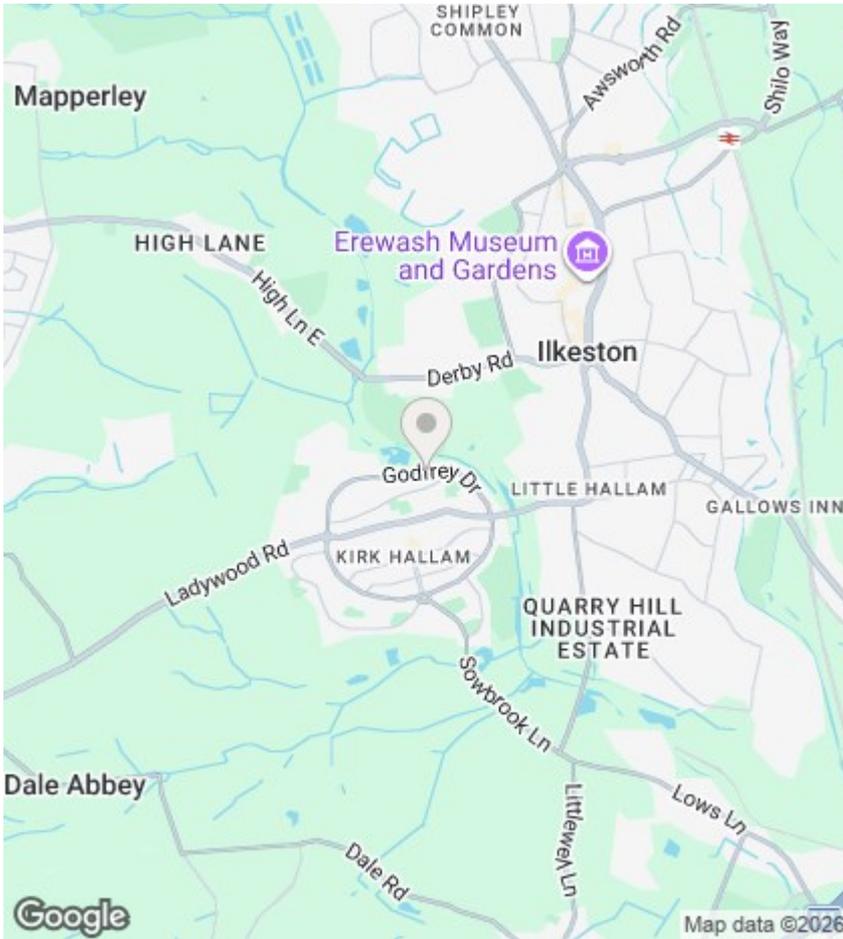
To the first floor are two good-sized double bedrooms, a third single bedroom, and a family bathroom with bath.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	