



**18 Regent Street, Ilkeston, Derbyshire, DE7 5RG**

**£995 PCM**

- 1 Bathroom
- 3 Bedrooms
- Small Garden
- Ilkeston
- 1 Receptions
- Street parking Available
- Semi Detached House

# 18 Regent Street, Derbyshire DE7 5RG

\*\*\* STUNNING THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN ILKESTON \*\*\*

Robert Ellis are delighted to offer to the rental market this beautifully presented three-bedroom property, offering bright and spacious living accommodation, a high-quality modern finish throughout, and excellent external space including a generous rear garden.

Located on Regent Street, the property is within easy reach of Ilkeston town centre, local shops, supermarkets, and amenities. Ilkeston Train Station is nearby, as well as excellent commuter access via the A610 and M1, offering direct links to Nottingham and Derby.

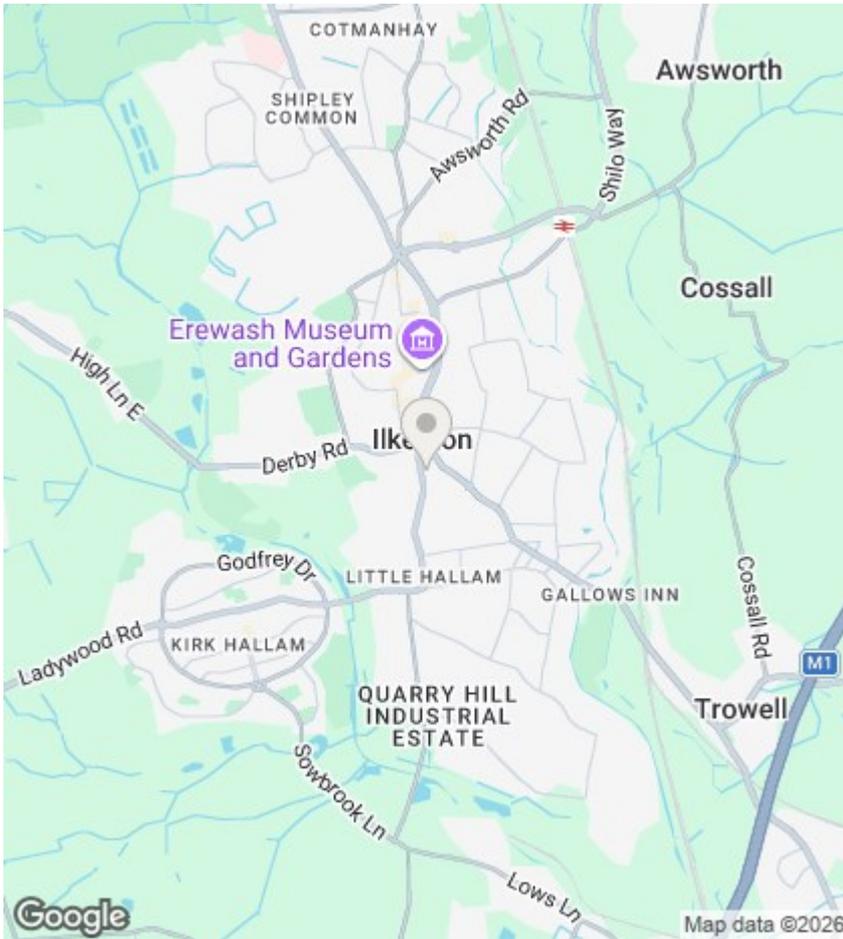
The accommodation is briefly comprised of: spacious lounge benefitting from large bay windows and complemented by modern wooden flooring, modern fitted kitchen finished with contemporary units and integrated



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	