



**Ilkeston Road**  
Radford, Nottingham, NG7 3HF

**Rental £145 Weekly**  
4 bedroom House available Now

60 Derby Road, Nottingham, , NG1 5FD  
[nottingham@loc8me.co.uk](mailto:nottingham@loc8me.co.uk)

**0115 6713 808**

**Opening Times**

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

**4 BEDROOM STUDENT PROPERTY WITH RECENT REFURBISHMENT!** Price is per person, per week, including bills This newly refurbished property has an industrial style finish, spotlight lighting throughout and is an ideal location for both universities! Close proximity for transport links to both the University of Nottingham and Nottingham Trent University as well as Nottingham's wonderful restaurants, shopping and bustling nightlife offering! Kick back and relax with new furniture and a tv in every room, and enjoy your new dream 4 bed student house. Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>  
Property Reference ID - 4537 Energy Performance - D Council Tax Band-A

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £600

The landlord has requested to include Rent includes gas, water, electric, internet and tv license capped at £30 per tenant per week. No rent will be due for this property if not ready for move in date, an alternative will be provided to the tenants to compensate., 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £25 per person, per week. Council tax is payable on top of this rental schedule and subject to change dependent on council tax billing.

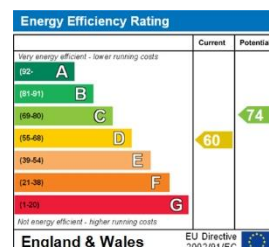
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



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.  
Creation Date: 15/07/2025

Property Ref: inst-17943

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787