

## Ilkeston Road

, Radford, Nottingham, NG7 3HF

**Rental £130 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

Property Reference ID - 4537 4  
 BEDROOM STUDENT PROPERTY  
 DUE FOR SUMMER  
 REFURBISHMENT! - New modern  
 kitchen in an industrial style finish -  
 Fresh painted walls - Spotlight  
 lighting throughout - New furniture in  
 rooms and communal areas - TVs in  
 rooms and communal areas! \*Price  
 per person per week - INCLUSIVE of  
 bills\* Energy Performance - D

### 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.

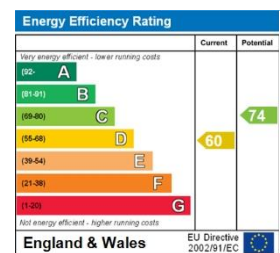
The bills included in the rent are Electricity and Water

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

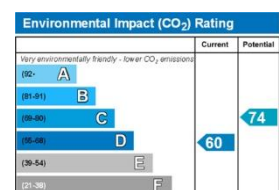
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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: 21/07/2024

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, 2024. Orange Living Limited Registered in England No. 06537787