



**Portland Road
Ilkeston
Derbyshire
DE7**

Offers in Excess of £186,000

bettermove 

Portland Road

Ilkeston

Bettermove are proud to present this 3 bedroom bungalow in Ilkeston, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

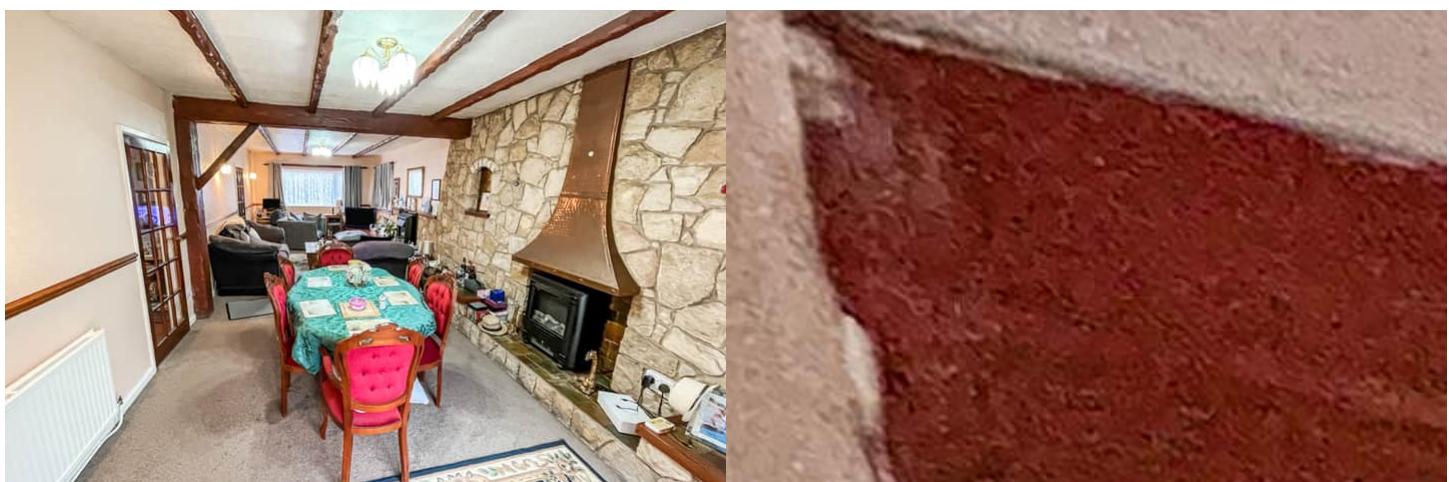
The property benefits from double glazing, and gas central heating, with off road parking available via the driveway.

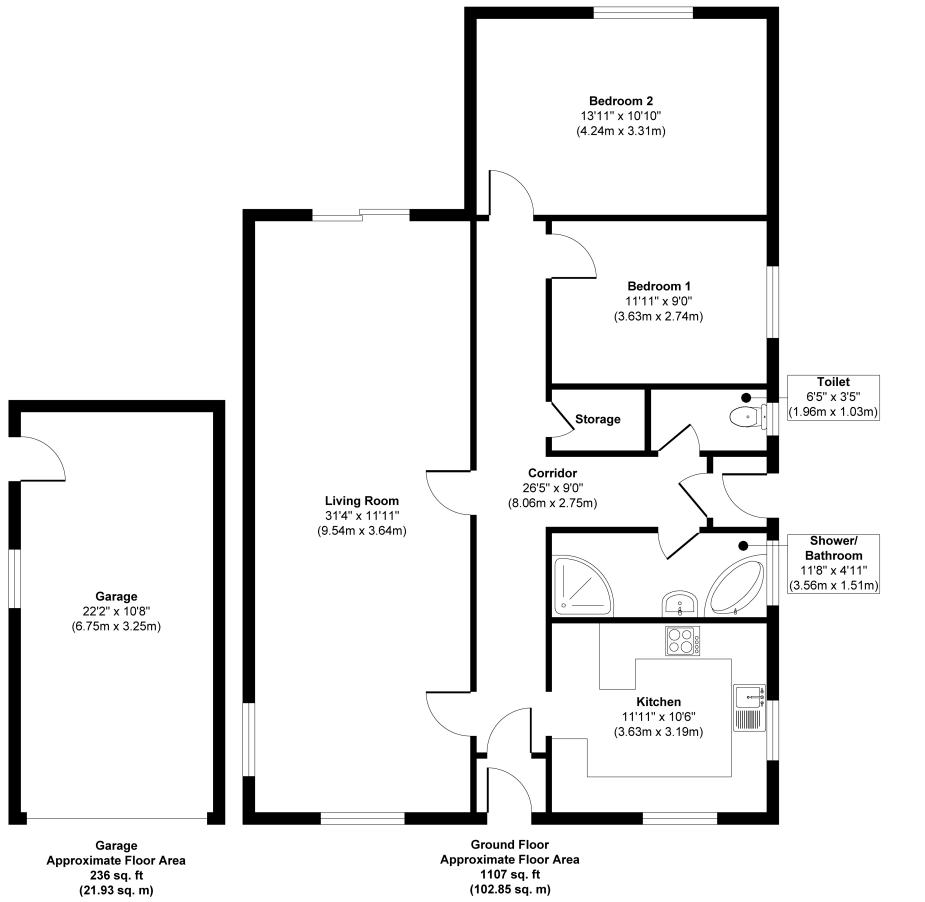
The council tax band is C.

The interior of this well presented property comprises a spacious living room, with exposed stone, beams and fireplace, fitted kitchen, family bathroom, additional WC, and two double bedrooms. The exterior boasts a detached garage, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Ilkeston, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Ilkeston Train Station (1.6 miles), a variety of local bus routes, and quick access to the M1.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





Approx. Gross Internal Floor Area 1343 sq. ft / 124.78 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk