



Nottingham Road
Ilkeston
Derbyshire
DE7

Offers In Excess Of £123,000

bettermove

Nottingham Road Ilkeston

Bettermove are proud to present this 2 bedroom terraced house in Ilkeston.

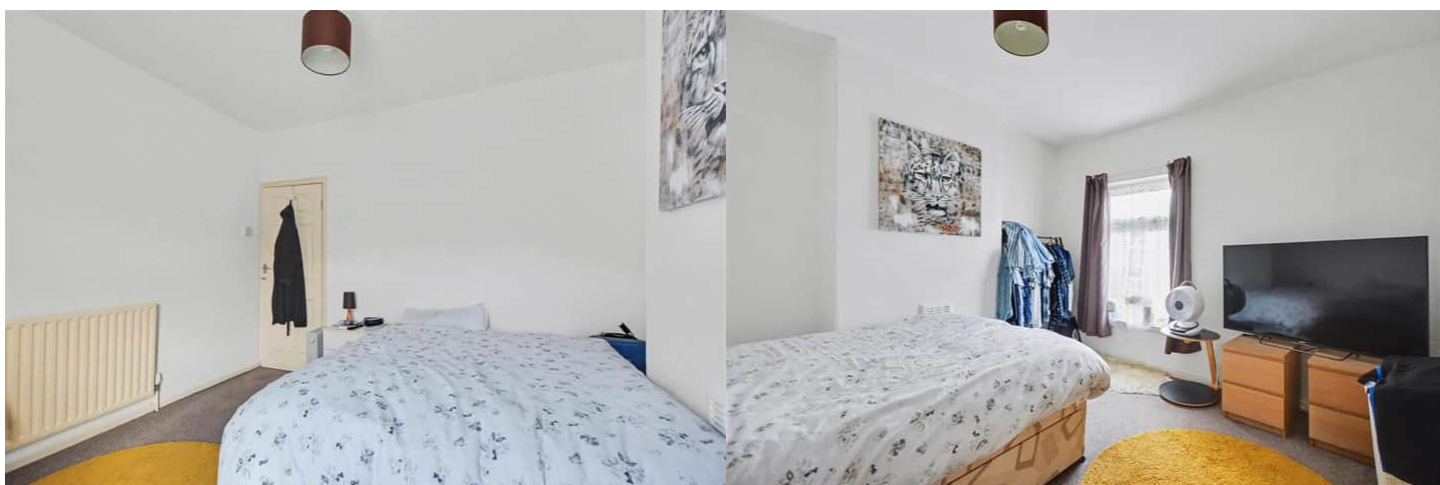
This property benefits from double glazing, and gas central heating throughout, with on street parking available.

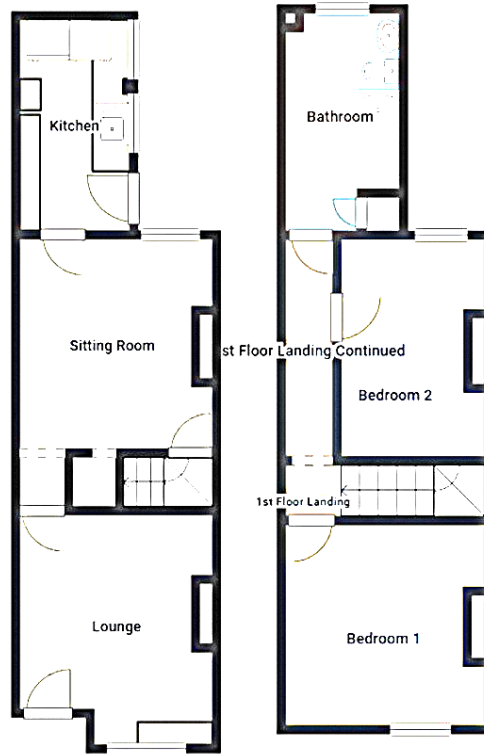
The council tax band is A.

The interior of this well presented property comprises two spacious reception rooms, and a fitted kitchen on the ground floor. The first floor consists of two generously sized bedrooms, alongside the family bathroom. The exterior boasts 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, pubs, and schools. Excellent transport links can be found from Ilkeston Train Station, a variety of local bus routes, and quick access to the M1.

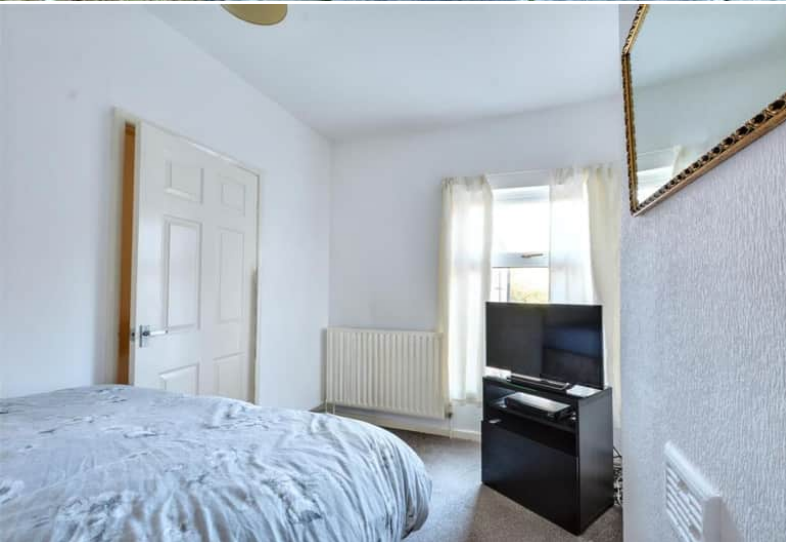
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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