



£1,100 Monthly

Heathfield Avenue, Ilkeston, DE7

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to offer this wonderful 4 bedroom Semi-Detached house in a wonderful location, situated in Ilkeston, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

This charming 4-bedroom semi-detached property offers a perfect blend of space and versatility. Three generously sized bedrooms provide plenty of room for family living, while the smaller single bedroom is ideal for use as an office or nursery.

The home features a bright and airy larch living area, complemented by a separate smaller room space, perfect for a dedicated office or playroom. A large kitchen-dining area provides ample space, with room for a dining table.

Outside, the property boasts a generous-sized rear garden, complete with a slabbed patio and a lawn. The garden backs onto Monks Close, providing easy access to Potters Lock. Additionally, there is ample parking for three to four cars and a separate carport for added convenience.

Located in a desirable neighborhood close to local amenities and schools, this property offers comfort, practicality, and great outdoor space for families and professionals alike.

An internal viewing is highly recommended. Employed only, no smoking, no pets – subject to satisfactory references - Rent £1100.00 pcm - Deposit £1265.00 The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. Available Now.

### Tenants Information

Holding deposit: Equal to one weeks rent of £253.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit: £1265.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s):

### Tenants Information

Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire

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Lounge



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Kitchen



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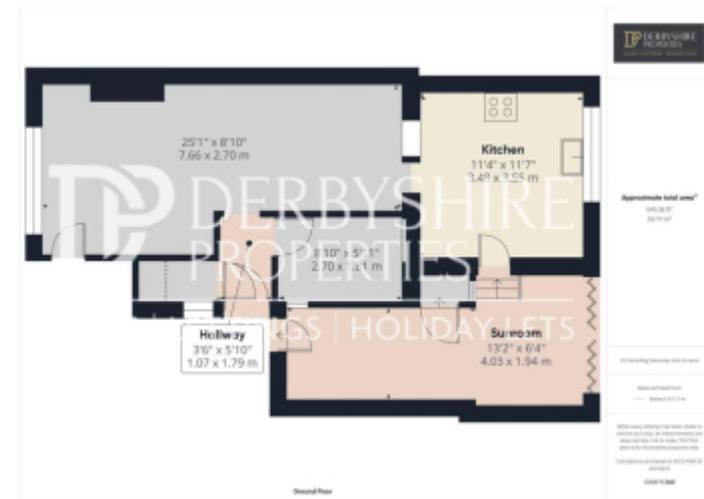
Office/Playroom



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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