

## 30 Wade Avenue, Ilkeston, DE7 5DU

£925 Per month

- Semi-Detached House
- Modern Fitted Kitchen
- Neutral décor and flooring
- EPC rating = D
- Two Reception Rooms
- Bathroom with shower over bath
- Double glazed throughout
- Three Bedrooms
- Gas central heating & combi boiler
- Generous-Sized Private Enclosed Garden

## Directions

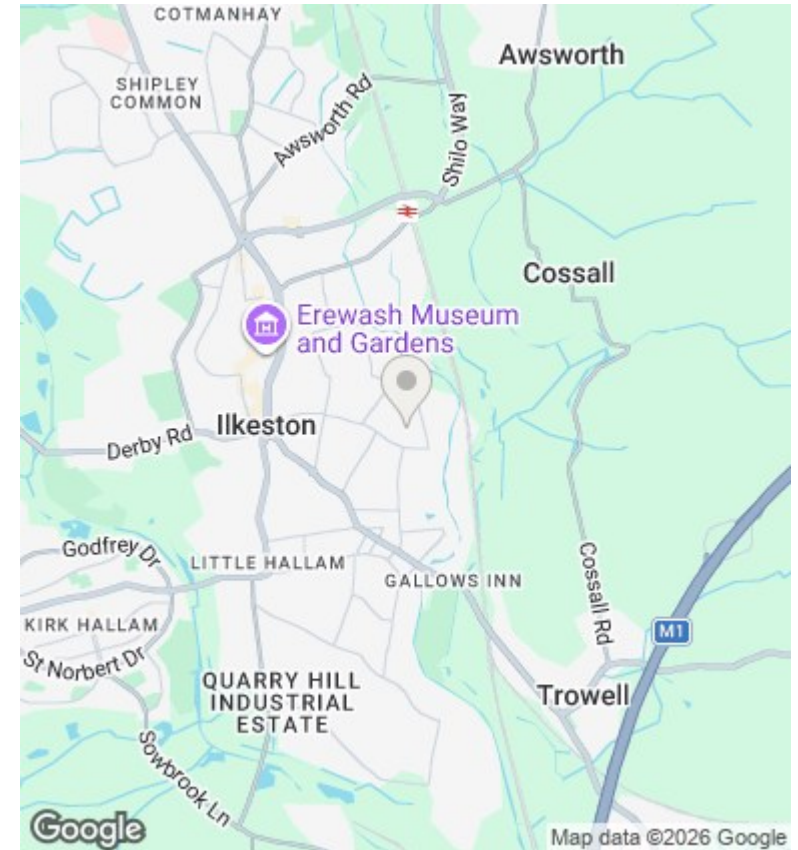
## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	