



NOTTINGHAM ROAD, NUTHALL, NG16
£2,400 per month*

Carter Jonas

NOTTINGHAM ROAD, NUTHALL, NG16

A spacious and well-presented four bedroom detached property arranged over two floors.

The ground floor comprises an entrance hallway with cloakroom, sitting room, study, drawing room, kitchen and dining room, family bathroom, and a converted ground floor bedroom, providing flexible living arrangements.

To the first floor, the property benefits from a substantial principal bedroom with ensuite shower room, two further double bedrooms, one of which also enjoys the advantage of an ensuite bathroom.

Externally, the property is set within attractive landscaped gardens and benefits from a private driveway leading to a garage, offering ample parking and storage.

Please note: An additional paddock located to the rear of the property is not included within the tenancy and is available under a separate agreement at an additional cost.

- Council Tax Band = G
- Deposit Required = £2,769.00
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Kitchen/Dining room
- Study
- Utility Room
- Garage
- Driveway Parking
- Available Now
- EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

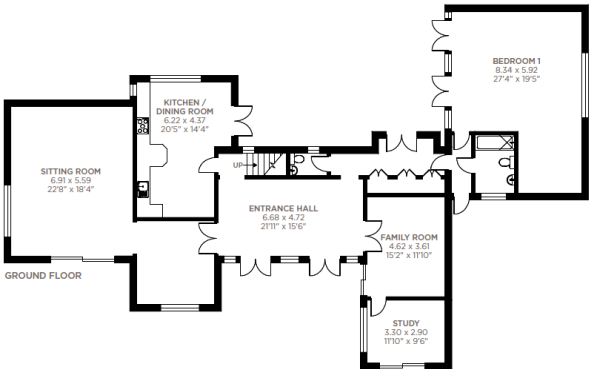
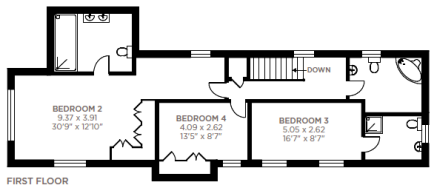
Birmingham Lettings 0121 389 9670
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Classification L2 - Business Data

Nottingham Road, Nuthall, Nottingham, NG16

Approximate Area = 3169 sq ft / 294.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecomm 2022. Produced for Carter Jonas. REF: 877362



IMPORTANT INFORMATION

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