



NOTTINGHAM ROAD, TROWELL, NG9

£900 per month*

Carter Jonas

NOTTINGHAM ROAD, TROWELL, NG9

A two bedroom period detached property situated within the Village of Trowell.

Accommodation comprises:- Entrance Vestibule, Entrance Hall, Downstairs Bathroom, Kitchen, Living/Dining Room, Utility Room with boiler store. First Floor: Galleried Bedroom leading through to Bedroom Two.

Externally there is a garage, parking and sloped garden.

Available early March for a 12 month tenancy unfurnished.

EPC - D Council Tax Band D - Please see Erewash Borough Council for current costs.

No access to loft. Mains electricity, water and gas are connected to the property. Gas central heating.

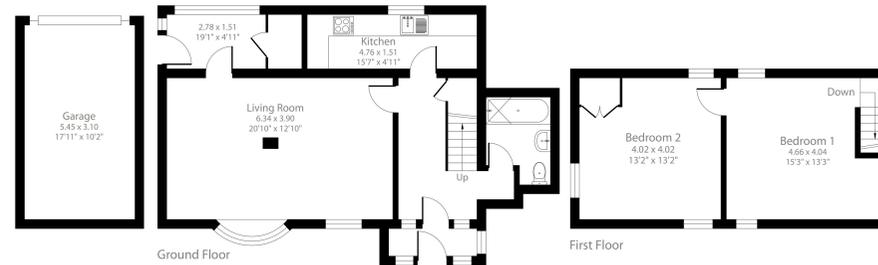
Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

- Council Tax Band = D
- Deposit Required = £1,038.00
- Minimum term 12 months
- Entrance Hall
- Living Room
- Downstairs Bathroom
- Galley Kitchen
- Two Bedrooms
- Garage
- Parking
- Unfurnished
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Nottingham Road, Nottingham, NG9

Approximate Area = 996 sq ft / 92.5 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1176 sq ft / 109.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter Jonas. REF: 1214473



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