



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Oxford Lettings 01865 511444

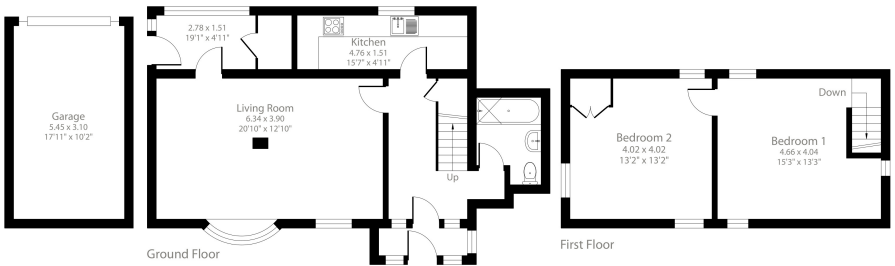
oxfordresilettings@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.