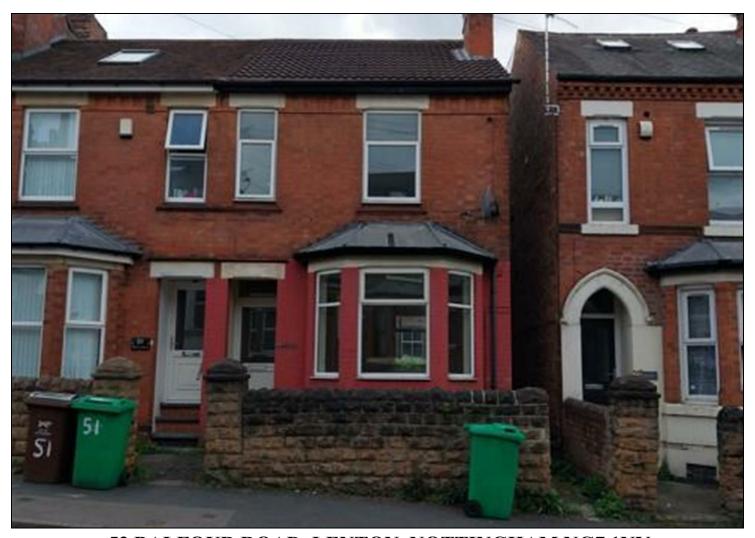


8 Clarendon Street, Nottingham NG1 5HQ T. 0115 941 3678 F. 0115 950 6235 Email. info@spencerbirch.co.uk Web. www.spencerbirch.co.uk



53 BALFOUR ROAD, LENTON, NOTTINGHAM NG7 1NY £875 PER MONTH

Short term let for 1 year.

2 bedroom unfurnished semi-detached house which has been newly decorated and has new flooring in lounge. Near local shops, close to City Centre. Property comprises; Hallway. large lounge/diner, kitchen with oven and hob, extractor. Two double bedrooms. Bathroom with 3 piece suite and shower. UPVC double glazed windows. GCH. Enclosed rear yard.

On street parking, permit required.

Council Tax Band A and EPC rating D.







Spencer Birch is a Limited Liability Partnership registered in England and Wales. Registered Number. OC301735 C D Birch BSc FRICS, J M Harwood BSc (Hons) MRICS, D G W Pepper BSc FRICS

LOUNGE

DINING AREA

KITCHEN

BATHROOM

BED 1

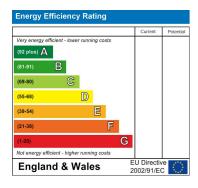
BED 1

BED 2

BED 2

LANDING

PATIO AREA



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissi	ons	
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20)	3	
Not environmentally friendly - higher CO2 emissis	ons	
England & Wales	EU Directi 2002/91/E	

