



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

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.



LOUNGE

DINING AREA

KITCHEN

BATHROOM

BED 1

BED 1

BED 2

BED 2

LANDING

PATIO AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

