



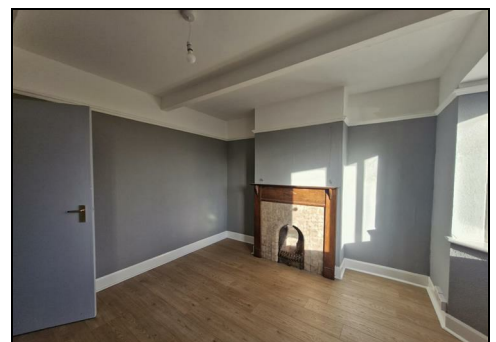
## **258 BYE PASS ROAD, NOTTINGHAM, NG9 5HL**

### **£995 PER MONTH**

Newly decorated and carpeted 3 bedroom semi-detached property, close to Nottingham universities, QMC, with good transport links.

Lounge, separate dining room/open plan kitchen, large walk in pantry, utility area, ground floor toilet. First floor has bathroom with new 3 piece suite, two double bedrooms and one single bedroom/office. Gas central heating and double glazed throughout. Gardens to front and rear. Off street parking.

Council Tax Band B and EPC rating D



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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