



**46 PYATT STREET, NOTTINGHAM, NOTTINGHAMSHIRE NG2 2LF**  
**£875 PCM**

Three Storey bay fronted house, good condition throughout.

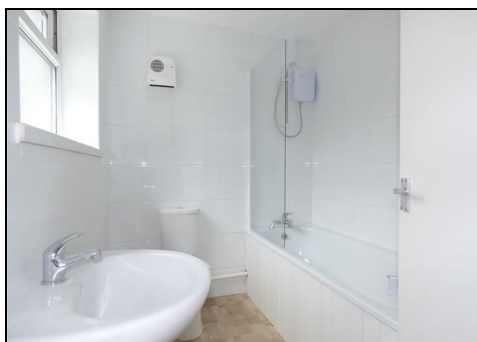
Two reception rooms, fitted kitchen with oven, hob and extractor. Washer, Dryer and Fridge/Freezer included (please note that the white goods are the tenants responsibility).


Bathroom on ground floor.

Two double first floor bedrooms and a master bedroom with ensuite on top floor.

GCH, UPVC double glazed windows and doors.

Council Tax Band A; EPC Rating D



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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