



34 Warwick Street, Nottingham, NG7 2PJ

Price Guide £180,000





## Floor Plan



- 2 Bedroom Investment Lenton.
- Let at £11,960p.a. until 31/07/24
- Fitted Kitchen. Separate Lounge. Separate Diner.
- Ground floor bathroom.
- Gas Central Heating.
- Double Glazing.
- In very good order.
- Ready made investment.



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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