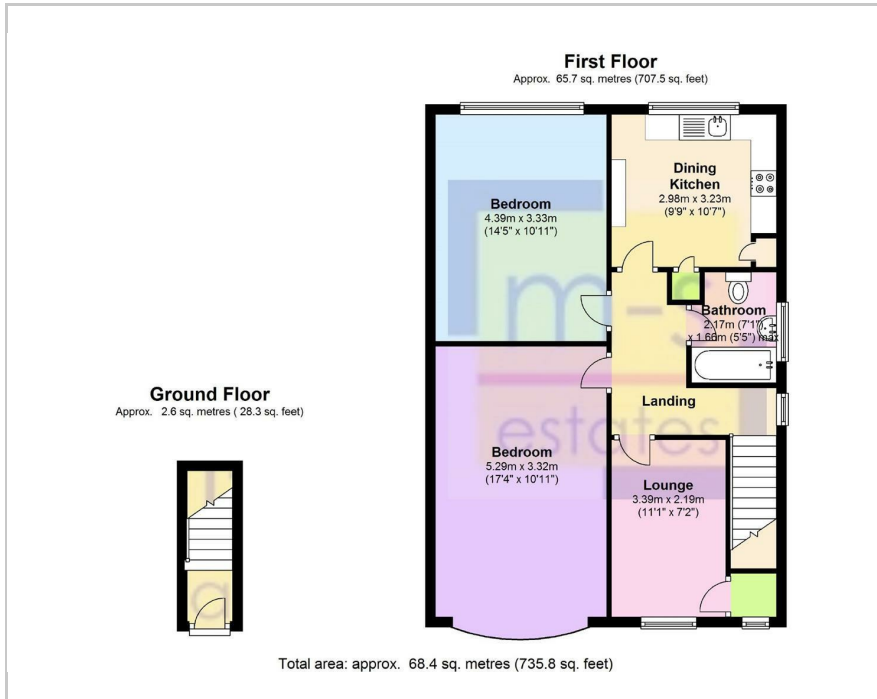




376 Derby Road, Nottingham, NG7 2DX  
£310 Per Week

## Floor Plan



- STUDENT ACCOMMODATION.
- Spacious first floor maisonette.
- 2 Double bedrooms.
- Modern kitchen & bathroom.
- Well presented throughout.
- Garden, with gardener.
- Off-road parking.
- Opposite Lenton Park.
- Excellent location, close to UoN Campuses and QMC.
- ARLA Registered Agent.



## Area Map



### 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>	<b>76</b>	<b>78</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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