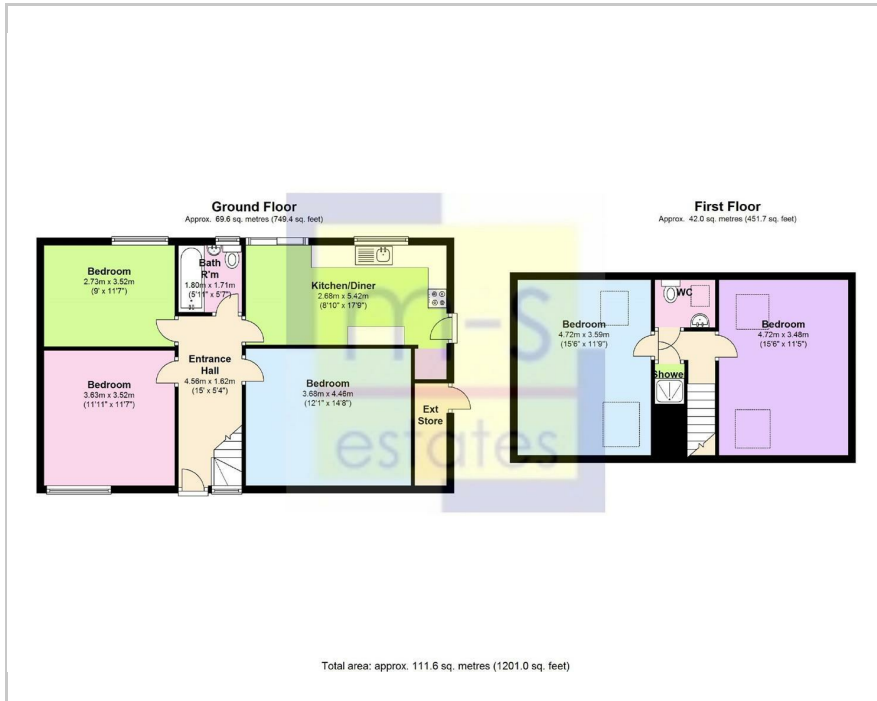




46 Toston Drive, Nottingham, NG8 1EH  
£625 Per Week

## Floor Plan



- **BILLS INCLUDED**
- Open plan kitchen and living area.
- 2 Bathrooms.
- Modern kitchen and bathrooms.
- Well presented with modern furniture throughout.
- Full double glazing and gas central heating.
- Washer/dryer.
- Garden
- Parking for several cars
- Quiet location close the QMC and University.



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		<b>79</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	

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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