



Acacia Way

EDWALTON, NOTTINGHAM, NG12 4DA

- Three-bedroom, three storey, Semi-Detached
- Ex-show home
- Fully furnished
- Garage and driveway

£1,650 PCM

EPC Rating **84**





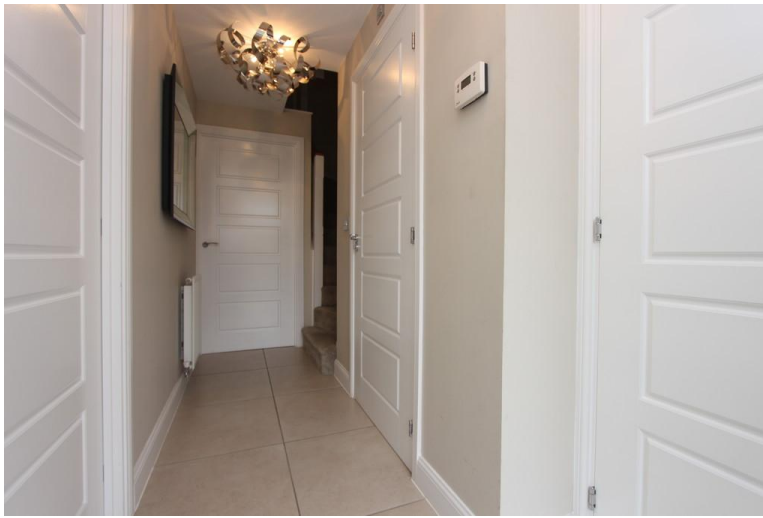
Property Description

* Fully furnished ex-show home * Three bedroom, three storey, semi-detached house on the popular Barratt Homes development in Edwalton. Excellent road links (A52/A46/M1) and within close proximity to both West Bridgford and Nottingham.

The area benefits from a wide range of amenities including a local supermarket, children's play park, pubs and restaurants. Rushcliffe Country Park and Holme Pierrepont Water Sports Centre are also a short drive away.

Edwalton is also close to major employers such as Boots, The University of Nottingham, Queens Medical Centre and a host of others at Ruddington Fields Business Park.

The property comprises an entrance hallway with storage cupboard, downstairs w/c, contemporary living / dining / kitchen area which features patio doors on to the rear garden. There is also a ground floor home office space.



On the first floor is the master bedroom which has an en-suite shower room and also a second living area.

On the second floor there are two further good-sized bedrooms and the three piece family bathroom with a shower over the bath.

Outside there is an L-shaped secure rear garden with patio and lawn, off road parking for several cars and a single garage.

UPVC double glazing throughout and gas central heating.

The property is offered on a furnished basis.

Council tax band: D (Rushcliffe Borough Council).

Initial tenancy term: 12 months.

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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