



Tristram's

Sales and Lettings

6 Braddock Close

Lenton, Nottingham, NG7 2FN

- Neutrally decorated.
- Fitted wardrobes to master bedroom.
- Bathroom suite with overhead shower.
- Edge of city center.

£650 pcm

EPC Rating '72'

Tristram's
Sales and Lettings

Property now LET
Subject to referencing
LET in THREE DAYS

Rated by our clients **4.8/5.0 Stars**
Information taken from Google Reviews with 126 reviews as of 24th January 2019

Full property management from **£42** including VAT





Property Description

DESCRIPTION

Excellently located on the edge of Nottingham City, with easy access into the town or ring road to surrounding areas.

double glazed and gas centrally heated, this two bedroom house makes an excellent first house for young couple or home for a single professional. With a short garden to the front and enclosed garden to the rear. Neutrally decorated throughout with white bathroom suite and neutral kitchen. The kitchen hosts wall and base mounted units and good work surface area.

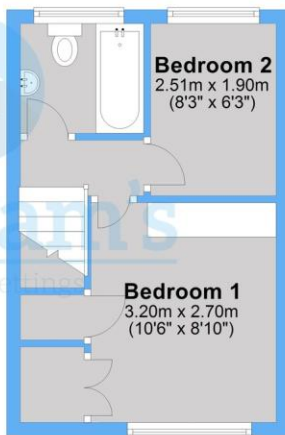




Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		
	72	79		68	77

260 Derby Road
Bramcote
Nottingham
NG9 3JN

www.tristrans.uk.com
sales@tristrans.uk.com
0115 978 6825

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.