



## 87 Rolleston Drive

, Nottingham, NG7 1JU

£780 Per week





# 87 Rolleston Drive

, Nottingham, NG7 1JU

£780 Per week



## Local Knowledge

The property is located in the heart of Lenton, towards the top of Derby Road. Surrounding the property are numerous local amenities within walking distance such as Lenton Recerational ground, a local Sainsbury's, restaurants and cafes, cinema and even a Shisha Lounge! Also within walking distance is both University of Nottingham, Nottingham Trent University and in particular Queens Medical Centre (less than a mile away!) Don't fancy a walk? There are numerous popular bus routes which run to and from the Universities and City Centre and also within the Nottingham E-Scooter scheme.

## Bedrooms

All the bedrooms are generous doubles, furnished with bed, clothes storage, desk and chair. They all benefit from their own wash basin plus a white board for those important revision notes and reminders!

## Bathrooms

The property has three bathrooms PLUS additional WC! Two bathrooms and WC located on the middle floor and one on the top floor. One hosts cubical shower, WC, basin and mirror above. The others hosts baths with shower above, WC, basin and mirror above.

## Kitchen

The kitchen/diner is a very generous room. All open plan with large windows and patio doors to the rear yard, the kitchen feels spacious and modern and is a great place for cooking and socialising.

The kitchen hosts ample appliances including oven, four ring hobs, two large freestanding fridge/freezers,

washing machine, tumble drier and dishwasher! The kitchen is modern with beech base and wall units and dark worktops.

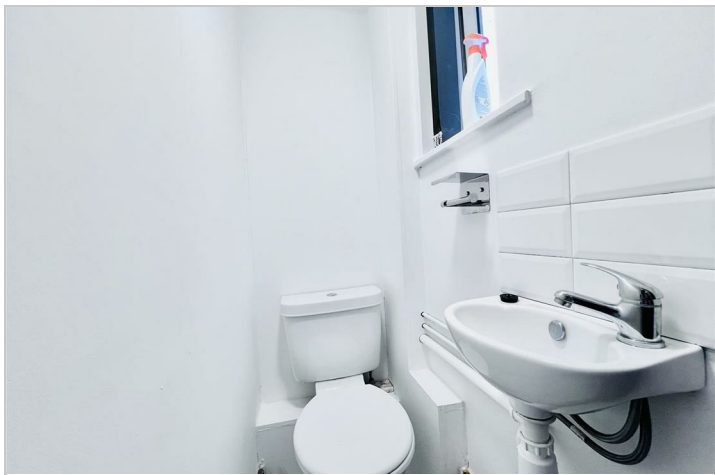
## Living Room

The living room is a large space, currently being used as an additional storage area.

## General

The property is located on a popular student street. Parking is on street permit parking, to be applied for directly with the council.

To the rear of the property is a large rear yard with fitted benches and brick BBQ! Giving a great space for socialising in the warmer months.



Road Map



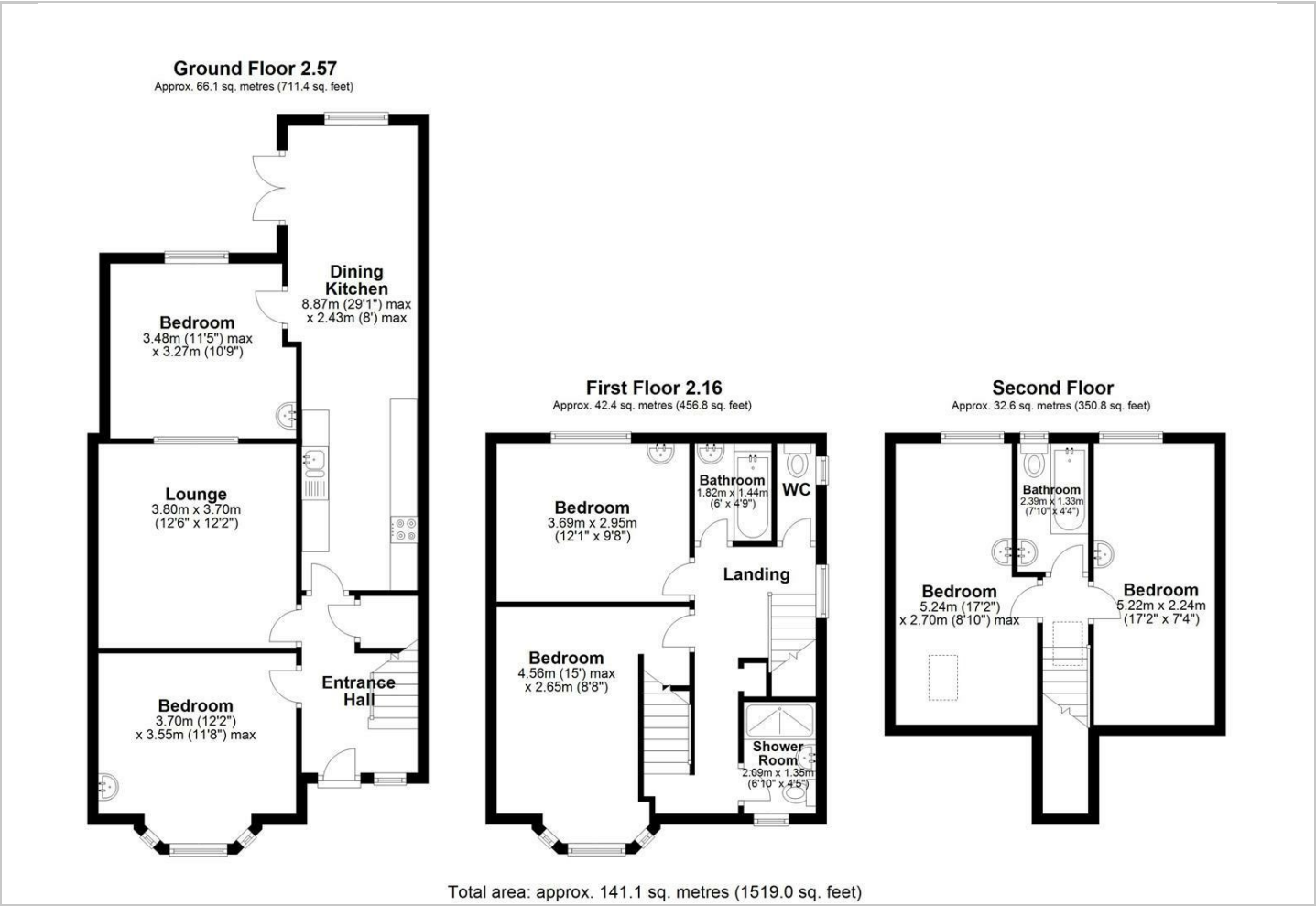
Hybrid Map



Terrain Map



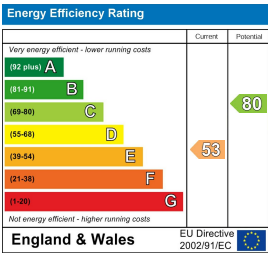
Floor Plan



Viewing

Please contact our 3D Lets Office on 0115 6980955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.