



# Mountain Ash Crescent, Nottingham, NG12 4GS



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*AVAILABLE EARLY MAY\*\*\*

An opportunity has arisen to rent a beautifully presented 4-bedroomed, detached property. The property is located with easy access to the M1 and Nottingham. The accommodation comprises of entrance hallway, open plan kitchen, dining and living area, sitting room, utility and downstairs WC. To the first floor are three double bedrooms one with ensuite, further single bedroom and family bathroom including bath, shower over bath, WC and basin. Outside offers a front garden area, private driveway, garage and a well maintained private rear garden. The property benefits from gas fired central heating and UPVC double glazed windows. The property is offered part furnished containing three beds, sofa TV and Garden Furniture. Council Tax Band: E. Energy Rating: B. Initial 6 Month Tenancy.



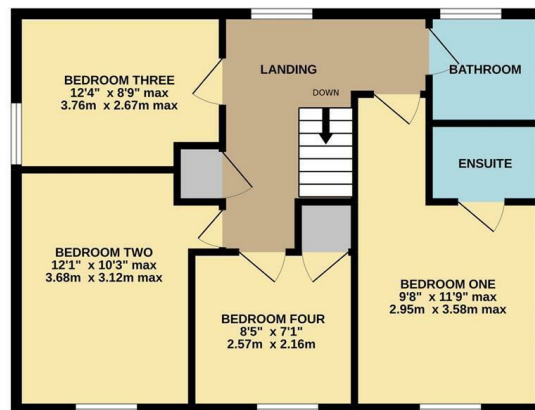
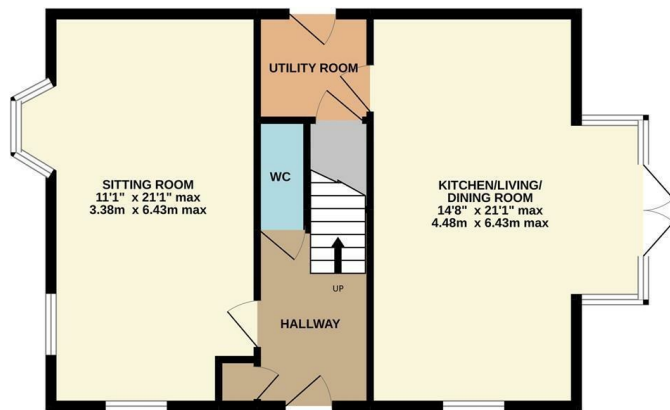
## Key Features

- AVAILABLE EARLY MAY
- 4 Bedrooms
- Detached property
- Enclosed Rear Garden
- EPC Rating: B
- Garage
- Off road parking
- Council Tax Band: E
- Initial 6 month tenancy

**Per Calendar Month  
£2,450 Per Calendar  
Month**







TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - B

Tenure -

Council Tax Band -

Local Authority



To view this property please contact our Loughborough office on 01509 235534



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