



## Harlaxton Walk

, Nottingham, NG3 1AW

£95



Student Let Sept 25 - July 26

£95pppw (£414) – to £95pppw inclusive of bills (wifi, heating, electricity, water)

A 5 bed property situated within walking distance to the City Centre. The property consists of wc, lounge, kitchen, 5 bedrooms and two bathrooms. Rear garden and permit parking.



## Description

This 5 bedroom, three story student let is available from September 25 - July 26 for 48 weeks inclusive of bills (wifi, heating, electricity, water), situated within walking distance of the City Centre.

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## Hallway

The property has two front facing doors, one leading into the hallway and the other into the utility room. Carpet stairs leading to the first floor and a separate wc to the left of the hallway.

## Lounge

The lounge has a settee, table and five chairs, carpet, electric points, internet and patio doors leading into the rear garden.

## Kitchen

The kitchen comprises of wood effect wall and base units, washer / dryer, two fridge / freezers and dishwasher.

## Ground Floor Shower Room

A newly renovated ground floor shower room.

## Bathroom

The bathroom comprises of a white bath, wc and handbasin with electric over head shower and extractor.

## First Floor

Bedrooms 1-3 are located on the first floor and they are all double bedrooms with a double bed, double wardrobe, desk with chair and notice board above.

## Second Floor

Two double bedrooms are located on the second floor consisting of double beds, double wardrobe, desk with chair and notice board above.

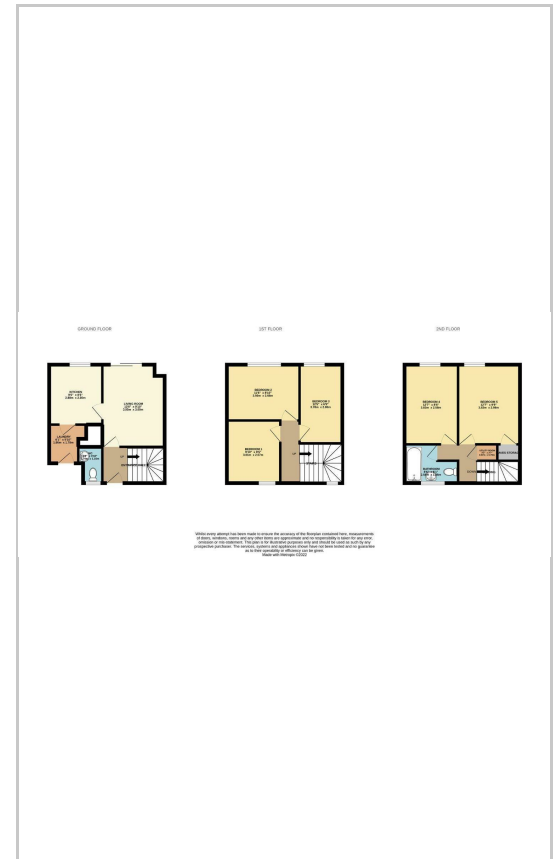
## Outside

To the front of the property there is a small garden enclosed by a wall with decorative railings. To the rear there is a considerable size rear garden fully enclosed with rear gate. Parking Permit available on application to Council

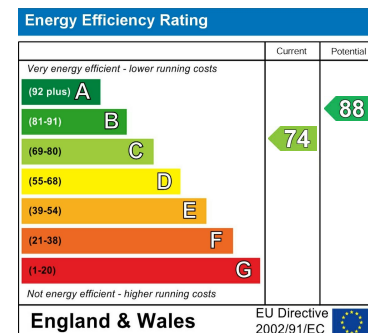
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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