



## Wellington Street

, Nottingham, NG3 1DX

£1,629 Per Month

\*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\*

£125pppw excl bills

Bills Package Available

3 Bedroom House

Large Bathroom

Kitchen + Seperate Living Room

Close to Trent University

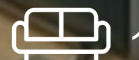
Close to City Centre

### Viewing

Please contact our Top365 Lettings Office Office on 0115 845 0708

if you wish to arrange a viewing appointment for this property or require further information

- £125 pppw excl bills
- Bills Package Available
- \*\* AVAILABLE ACADEMIC YEAR 2025/26 \*\*
- 3 Bedrooms
- 1 Bathroom
- Kitchen
- Seperate Living Room
- City Centre
- Close to Trent Uni
- Great Location



Floor Plan



Area Map



Energy Efficiency Graph

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



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.