





# £412 Per Week

- Double Room 1 Now taken
  Double Room 2 £120 per week (available from 24th Ja
  Single Room 1 £110 per week (available from 25th Jar
  Single Room 2 £95 per week (available now or 25/26 :

All bills (heating, electric, water) are inclu a bed, desk, swivel chair, wardrobe, etc.

The house has a living room and kitchen with the usual appliances (fridge, microwave, cooker, washing machine, etc). The house is also fully double glazed and has a modern combi boiler. The front drive has space for 2 cars and there is a

- Single Room 2 £95pppw bills included (available NOW!)
- Single Room 1 £110pppw bills included (available from 25th January 2025)
- Double Room 2 £120pppw bills included (available from 24th January 2025)
- 4 Bedroom Houseshare
- 1 Master Bathroom
- Seperate Kitchen and Living area

- **Excellent Transport Links**

Please contact our Top365 Lettings Office Office on 0115 845

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





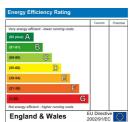




Floor Plan Area Map



## **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.