



## 4 Kirton Avenue, Nottingham, NG10 1BT

£950

- 3 bedroom house
- Double glazed throughout
- Bathroom with shower over bath
- EPC Rating = D
- Neutral décor and flooring throughout
- Kitchen area with integrated cooking facilities and integrated fridge
- Excellent public transport links to Derby & Nottingham
- Gas central heating system
- 2 Reception Rooms
- Council tax Band = A

## Directions

## Viewings

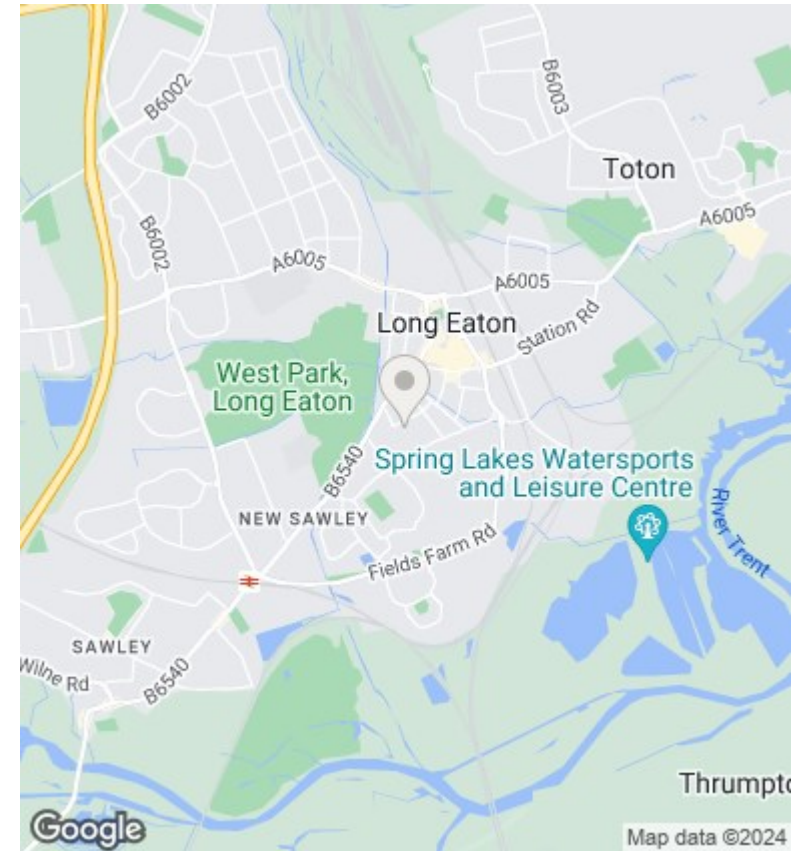
Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	