



**112 Charlbury Road, Wollaton, Nottingham, NG8 1NH**

**£1,250 PCM**

- 1 Bathroom
- 3 Bedrooms
- Large Garden
- Unfurnished Property
- Wollaton
- 2 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Semi Detached House

# 112 Charlbury Road, Nottingham NG8 1NH

\*\*\*A NEWLY REFURBISHED THREE BEDROOM TRADITIONAL SEMI-DETACHED PROPERTY\*\*\*

Freshly refurbished to a high standard, this beautifully presented home offers modern, move-in-ready living with gas central heating, UPVC double glazing, a single garage, private driveway, and a generous enclosed rear garden. The accommodation includes a welcoming hallway, spacious lounge, separate dining room, and a sleek refitted kitchen with high-gloss units and integrated appliances (hob & oven, fridge/freezer, washing machine, and dishwasher). Upstairs features two double bedrooms, a single bedroom, and a contemporary family bathroom with shower. Ideal for professional tenants. Available now—viewings by appointment through our Beeston office.

Council Tax Band - B

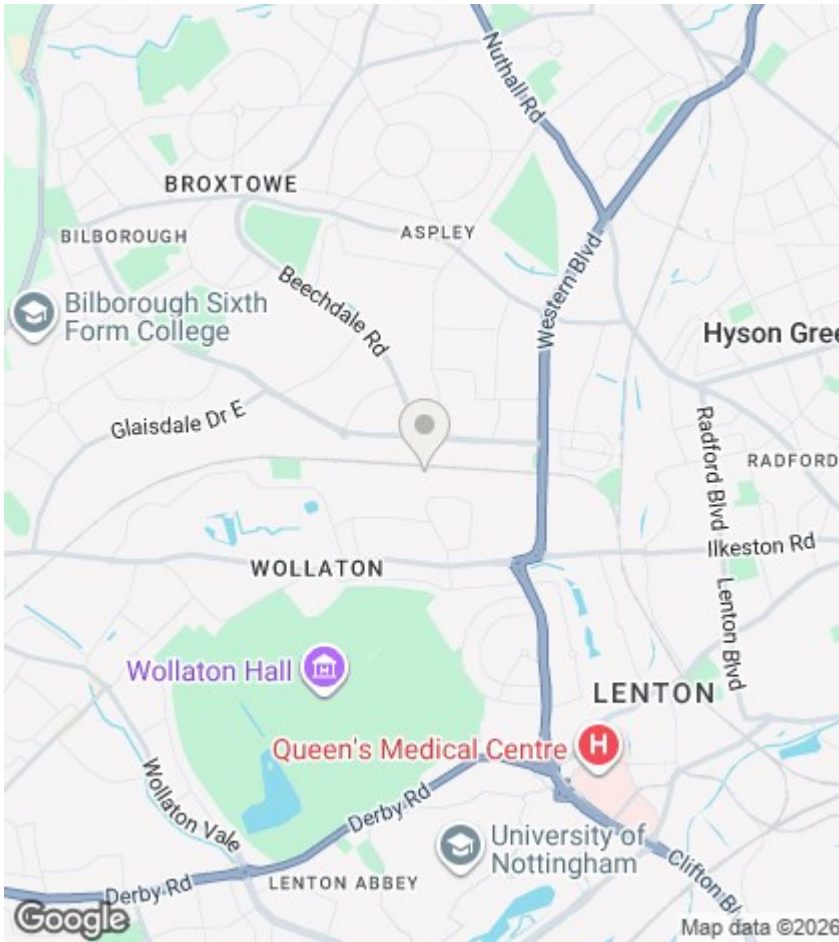
EPC Rating - D



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

**EPC Rating:**  
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	