



2 Bedrooms

House

Per Month

£925 Per Month

Located in

Nottingham



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# 7 Falcon Grove

Nottingham | | NG7 7NB



New to the market! A spacious and well-presented two bedroom unfurnished property available to let in a sought-after residential area of Nottingham. Finished to a good standard throughout, this attractive home offers comfortable and practical living space ideal for professionals, couples or small families.

The ground floor comprises a bright and welcoming living room with large windows allowing plenty of natural light, creating a warm and inviting atmosphere. To the rear of the property is a modern fitted kitchen with a range of wall and base units, generous worktop space and room for dining, providing an ideal setting for both everyday living and entertaining.

Upstairs, the property benefits from two well-proportioned bedrooms, including a spacious main bedroom and a further versatile second bedroom suitable for guests, children or use as a home office. The family bathroom features a contemporary three-piece suite with shower over bath and stylish finishes throughout.

Additional benefits include gas central heating, double glazing, neutral décor and ample storage space. Externally, the property offers a private rear garden and on-street parking nearby.

Ideally situated close to local shops, supermarkets, schools and excellent transport links into Nottingham City Centre, this property combines convenience with comfortable modern living. Available immediately at £925 PCM.

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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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