



## 41 Kelham Drive, Sherwood, Nottingham, NG5 1RA

£1,150 PCM

- Charming Three Bedroom Home
- Available NOW
- Good Sized Garden
- Mid Terraced
- Unfurnished Property
- Street parking Available
- Sorry, No Smokers
- Great Location of Sherwood Rise

# 41 Kelham Drive, Nottingham NG5 IRA

\*\*\*SPACIOUS 3 BEDROOM HOUSE WITH GARDEN IN A DESIRABLE LOCATION\*\*\*

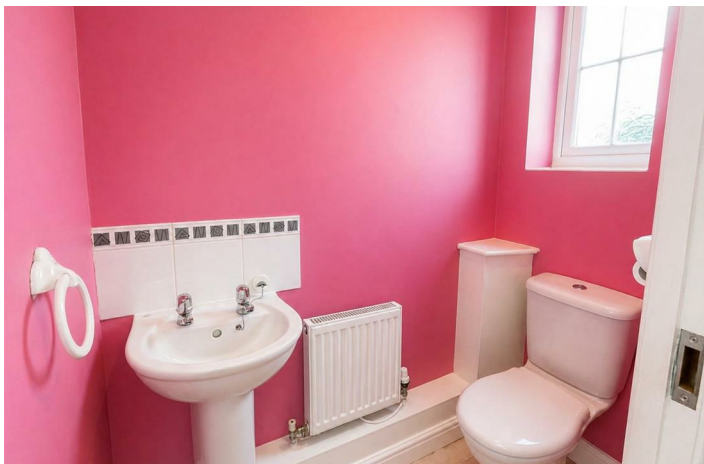
Welcome to this charming three-bedroom home, ideally positioned in the popular and vibrant area of Sherwood.

Perfect for families or professionals, the property offers a comfortable lounge, a modern kitchen with dining space, three well-proportioned bedrooms, a convenient ground floor WC, and a stylish first-floor bathroom.

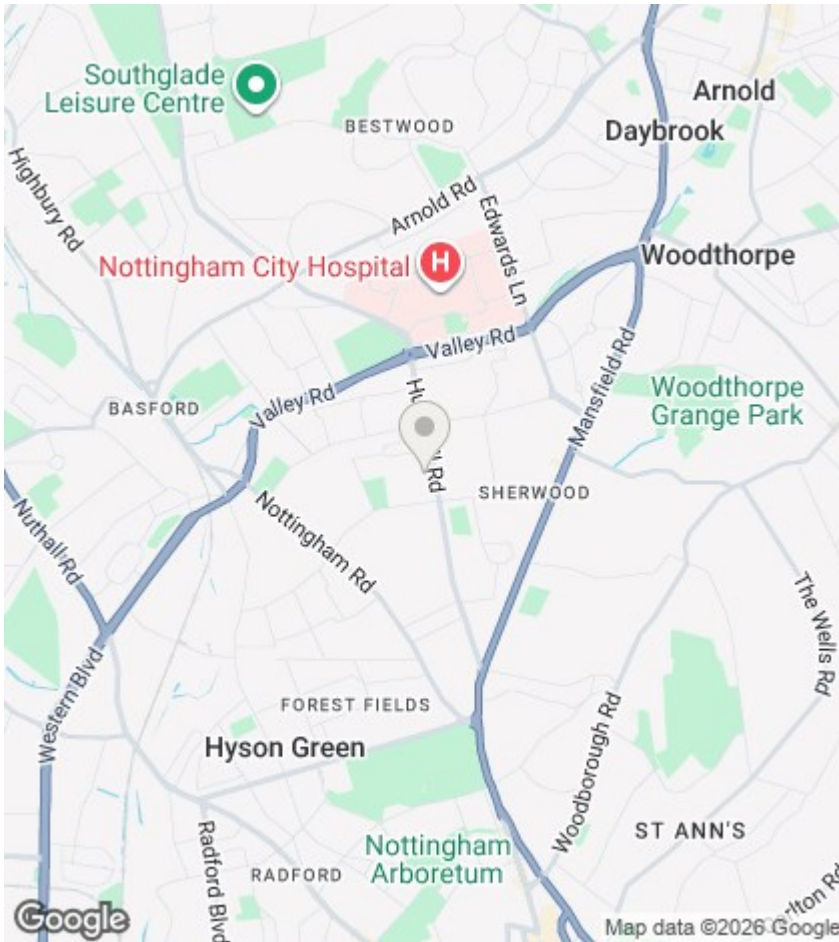
Outside, you'll find a private garden—ideal for relaxing or entertaining.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	
(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	