



**40 William Road, Stapleford, Nottingham, NG9 8ES**

**£1,195 Per Month**

- Stapleford
- Downstairs bathroom
- Modern fitted kitchen
- Council Tax - A
- Three bedrooms
- Large rear garden
- Permit parking available
- EPC - D

# 40 William Road, Nottingham NG9 8ES

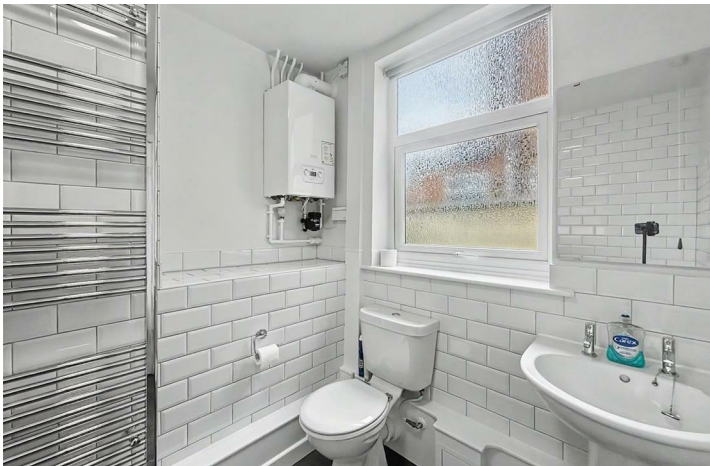
\*\*\* STUNNING MODERN THREE-BEDROOM MID-TERRACED HOUSE IN STAPLEFORD\*\*\*

Robert Ellis are delighted to present to the market this beautifully renovated and modernised three double bedroom mid-terraced property, ideally situated in the popular residential area of Stapleford, close to a wide range of local amenities and excellent transport links.

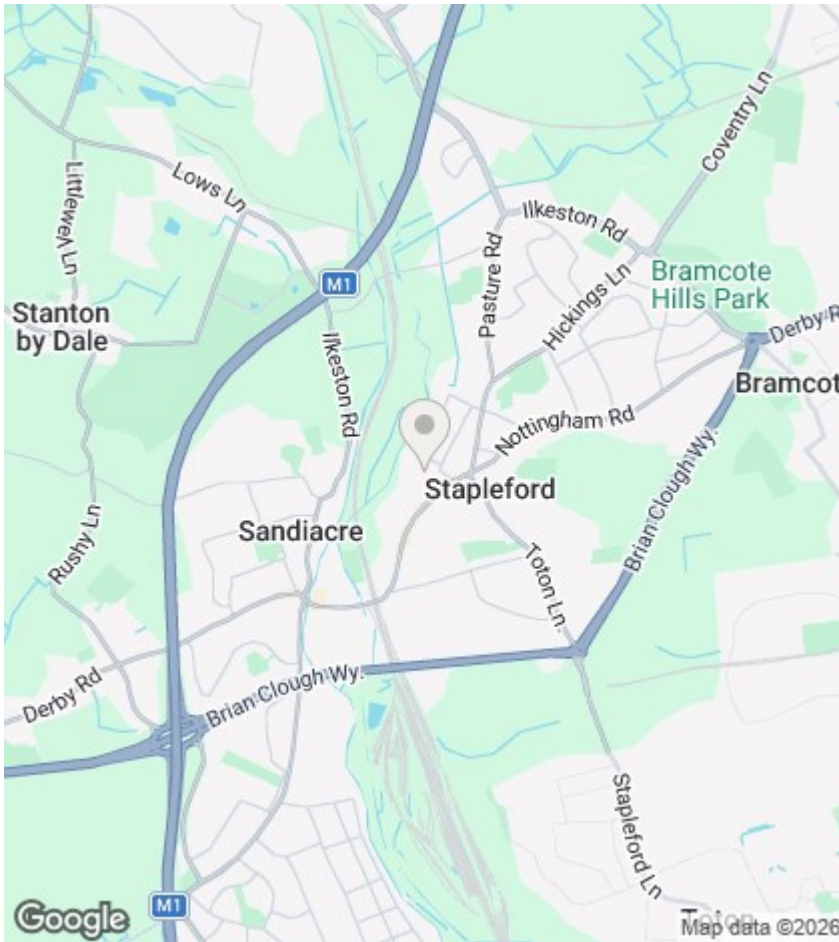
Conveniently positioned within easy reach of Stapleford town centre, the A52, M1 and Nottingham tram network, this property is ideal for commuters travelling to Nottingham, Derby, QMC and Nottingham University. Nearby parks and schools are also within easy reach.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	