



96A RADCLIFFE ROAD NOTTINGHAM

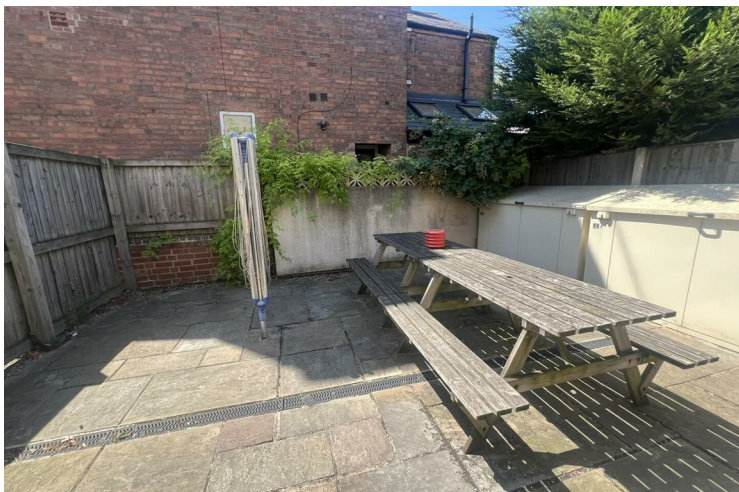
£625 Per

Spacious double bedroom with shared bathroom for rent in a house share INCLUSIVE of all bills and Wi-Fi.

The room includes a double bed with mattress, bed side table, desk & chair, slim chest of drawers and a wardrobe. The shared shower room includes a shower, sink and WC is shared with one other person.

The house has 5 bedrooms in total, and also communal kitchen with oven, hob, fridge/freezer and fitted units. There's a separate utility room with a washing machine and dryer (charged at £1.00 per use of each appliance).

There's also a communal outdoor courtyard area with some garden furniture.



- Spacious double bedroom • Rent includes all bills and internet • Shared bathroom with one other room • Communal lounge and kitchen

Material Information

Access: Ground floor room

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low.

River/Sea = Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area.

Flooding from reservoirs = a risk in this area.

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council

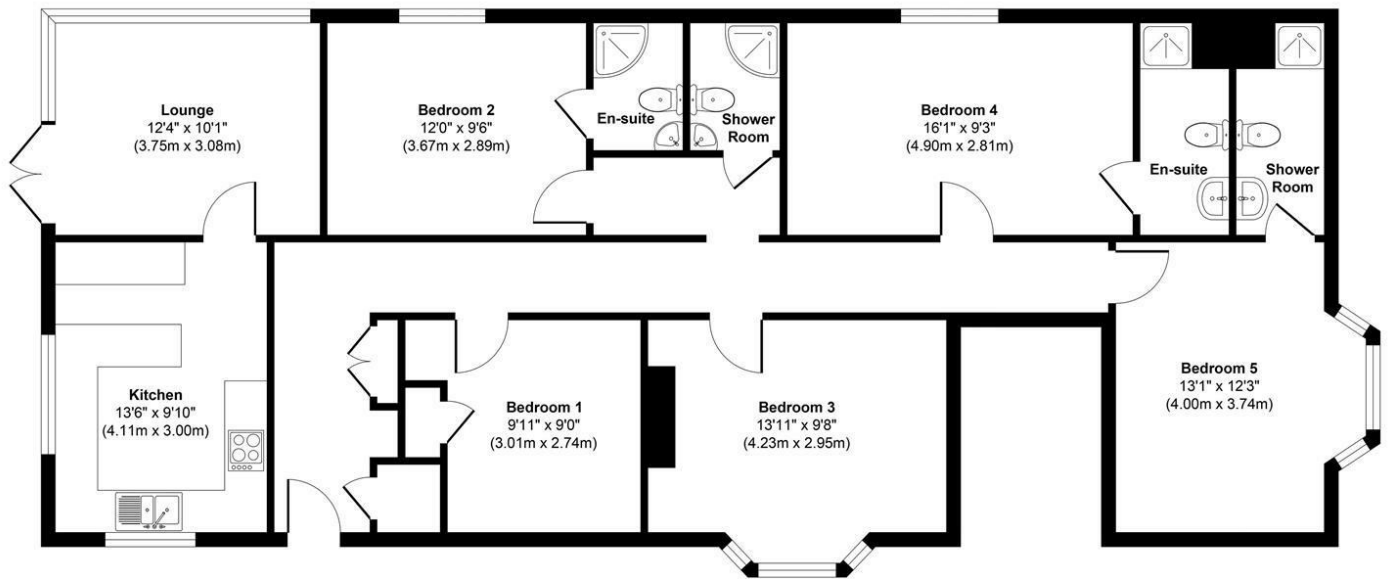
Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/



- Driveway parking and garden outside • Sought after location • West Bridgford town centre within walking distance • Nottingham City Centre within easy reach



96a Radcliffe Road West Bridgford NG2 5HH

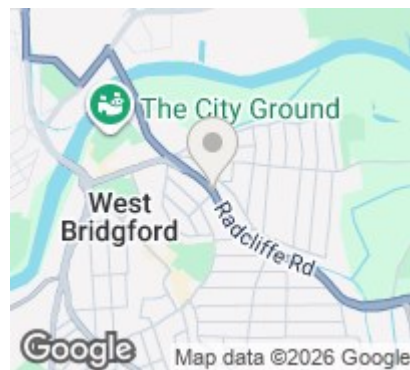


Ground Floor

Approx. Gross Internal Floor Area 1331 sq. ft / 123.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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

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