



## 70 COLWICK ROAD NOTTINGHAM, NG2 4DE

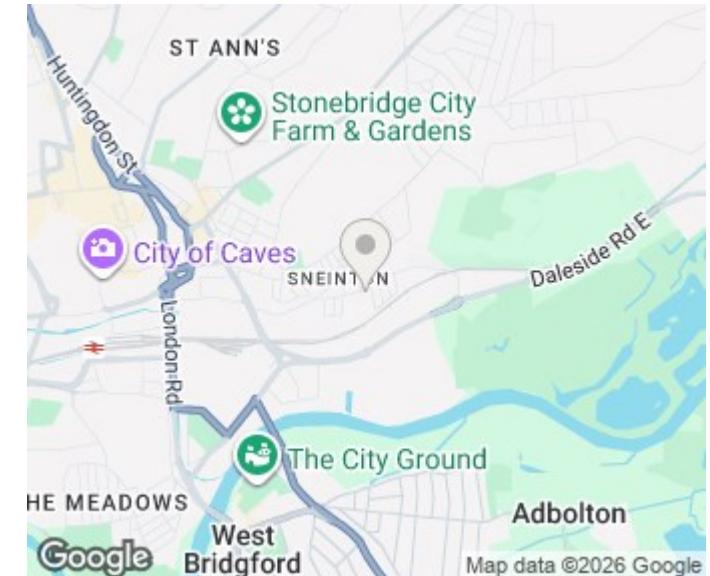
£1,250 PER MONTH

A beautifully presented, large fully furnished four bedroom end-terrace house is now available, located within walking distance of the City Centre. Just a 5-minute stroll and you'll have easy access to some of Nottingham's best independent cafés, lively bars, boutique shops, and gorgeous green spaces like the Embankment.

The property itself is modern throughout, boasting two very large stylish bathrooms, a large living and dining area and a separate kitchen area perfect for relaxing or socialising. The property comes fully furnished and features a secure outdoor patio area, with on-street parking available. With excellent transport links nearby and a vibrant local community, this is a rare opportunity to live in a house in such a central location.

This property is perfect for families and working professionals looking for a stylish and convenient place to live. The property benefits from 4 large double bedrooms, fully furnished and offers a

**kurb.**



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

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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