



## 96B RADCLIFFE ROAD NOTTINGHAM

£650 Per

A spacious double bedroom available in a house share.

The room is furnished with a double bed and mattress, bedside table, desk, chest of drawers, and wardrobe. The bathroom for this room is across the hallway and is only shared with one other. In addition, residents can enjoy access to a communal lounge.

The house comprises six bedrooms in total and features a communal kitchen equipped with an oven, hob, fridge/freezer, and fitted units. There is also a separate utility room with a washing machine and dryer, available for use at £1.00 per cycle for each appliance.

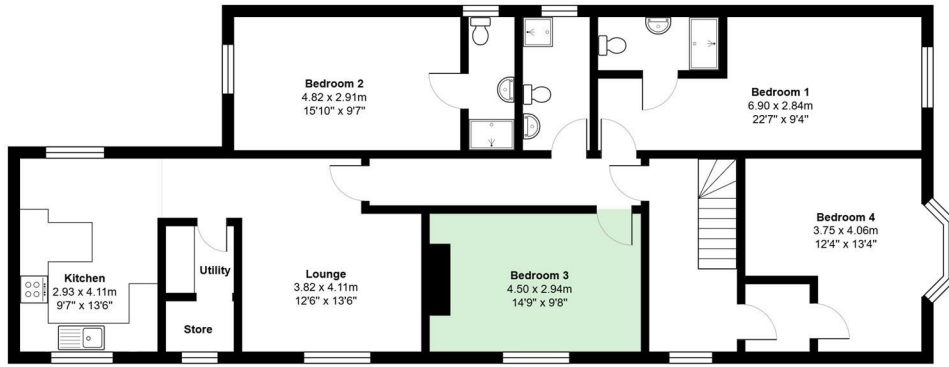
The house is ideally located just off Radcliffe Road, within walking distance of West Bridgford town centre. Radcliffe Road offers convenient access into Nottingham city centre, and a wide range of local



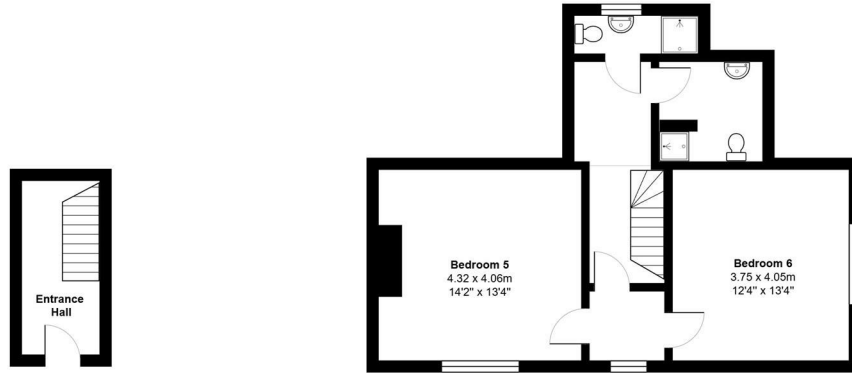
• VIRTUAL TOUR AVAILABLE • Double Bedroom with Shared Bathroom • INCLUSIVE of all Bills and Wi-Fi • Popular Location



• Off Road Parking Available • Communal Living Room • Within Walking Distance of West Bridgford Town Centre • Easy Transport Links to Nottingham City Centre • Close to Trent Bridge Cricket Ground and City Ground Football Club



First Floor

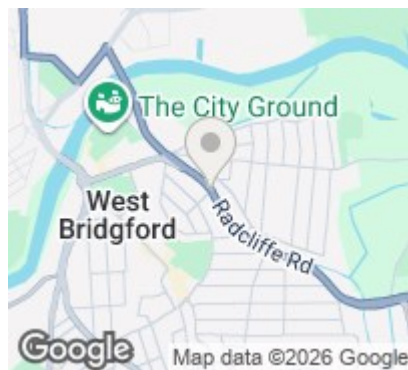


Ground Floor

Second Floor

Total Area: 182.7 m<sup>2</sup> ... 1967 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.



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	78
(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	

**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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