



20 PRINCESS BOULEVARD NOTTINGHAM

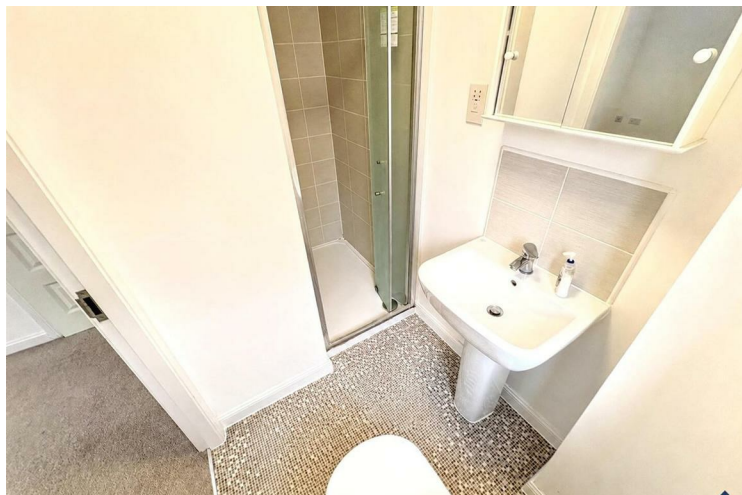
£1,150 Per

VIRTUAL TOUR AVAILABLE

An unfurnished 3 bedroom semi-detached house situated in a well connected area. The house has a good quality finish with added benefits such as integrated kitchen appliances and two sets of fitted wardrobes.

This development is ideally located within just few minutes of J26 of M1, Nottingham Business Park and the ring road to the City Centre / both Hospitals.

Inside comprises of entrance hallway, downstairs WC, lounge and a spacious dining kitchen which has French doors out onto the rear garden and the integrated appliances (hob, oven, dishwasher, washing machine, fridge and freezer).



- VIRTUAL TOUR AVAILABLE • Integrated kitchen appliances • Spacious lounge and kitchen • Good sized rear garden

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 = Very Low.

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

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

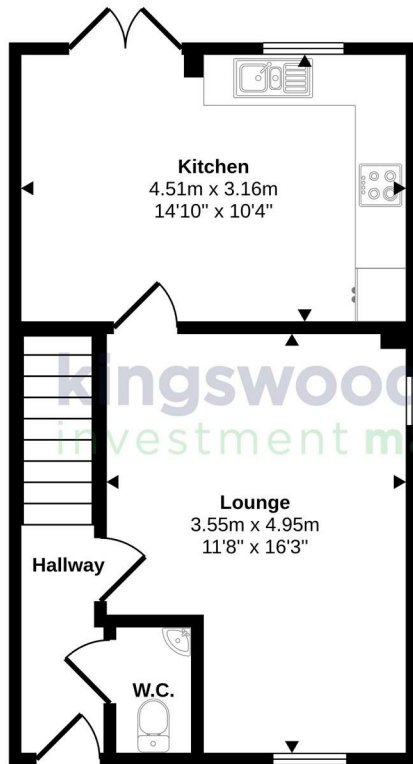
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



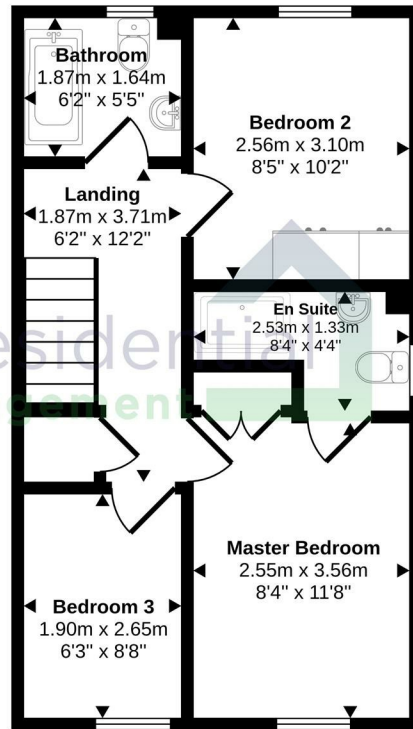
- Driveway for two cars • Bathroom and en-suite • Aldi supermarket nearby • The estate has a bus stop for public transport • Very close to J26 of M1 • EPC Rating = B



Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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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