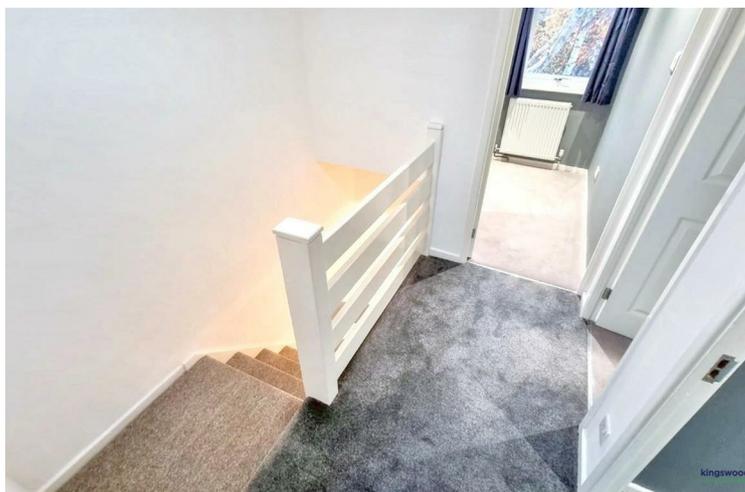




93A FOREST ROAD WEST NOTTINGHAM

£960 PCM

This spacious family home offers modern, stylish living with a bright living room, sleek kitchen diner with French doors to a secure rear garden, and three well-proportioned bedrooms, including two doubles with ample storage. The contemporary bathroom, fresh décor, and low-maintenance outdoor space make it ideal for families or professionals seeking a comfortable, ready-to-move-in home.



- Modern kitchen with breakfast bar and space for a dining table
- Brand new carpet in living room and rear bedroom
- Freshly redecorated
- Double bedroom includes integrated wardrobes
- Low maintenance rear yard and further front garden turfed space

Living Room

The spacious living room features brand new cream carpet, freshly decorated walls and feature wall mounted lights. The room also includes black blinds.

Kitchen Diner

Kitchen comprises of sleek grey handleless cabinetry paired with black worktop, gas cooker, single oven and black extractor fan with stainless steel backsplash. Matte black sink. Dark oak laminate flooring. French doors lead out to the rear garden.

Master Bedroom

Spacious double sized room to the front of the property includes venetian blinds, cream carpet complimented by the darker walls.

Bedroom 2

The second double sized room is located to the rear of the property includes brand new cream carpet, fitted sliding wardrobe for ample storage.

Bedroom 3

Small single bedroom includes cream carpet with darker walls.

Bathroom

The modern bathroom includes a shower over the bath, sink, WC and built in cupboard housing the gas boiler.

Garden

The property benefits from a secure low maintenance rear garden. There is a grass patch to the front of the property that is the Tenant responsibility to maintain throughout the tenancy.

Location

The property is conveniently located in a well-connected area of

Nottingham, offering excellent access to local amenities and transport links. Regular bus services operate nearby, and several tram stops are within walking distance, providing easy access to the city centre, universities, and surrounding areas. A range of local shops and convenience stores are close by, with larger shopping options available at Castle Retail Park. The area is also well served by schools, healthcare facilities, leisure centres, and gyms, while Nottingham city centre and the main railway station are easily reachable, making this an ideal location for commuters.

Relevant information

The property is gas centrally heated and is double glazed throughout

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric 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

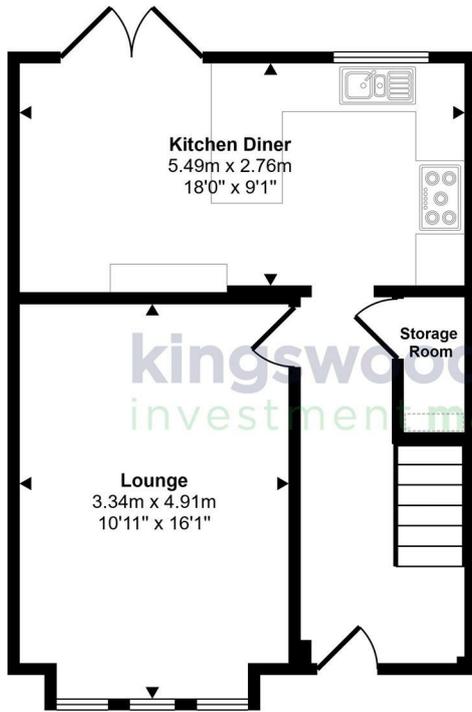
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



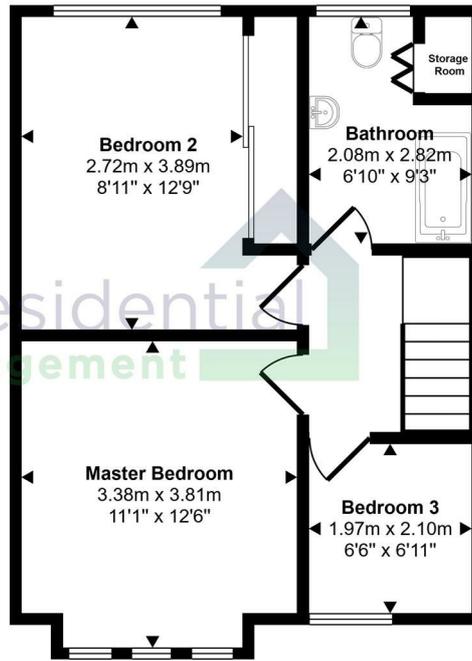
- Walking distance to shops, restaurants and other amenities
- Close to Nottingham city centre
- Council tax band = A
- EPC Rating = C



Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 43 sq m / 458 sq ft

Denotes head height below 1.5m

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		
(81-91) B		86
(69-80) C	73	
(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: A

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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