



32 FLEAM ROAD NOTTINGHAM

£1,200 Per

VIRTUAL VIDEO LINK AVAILABLE

A detached 3 bedroom house within easy reach of the A52, M1 J26, QMC hospital and Nottingham City centre.

- There are spacious gardens to the front and rear of the property
- There is a driveway for at least two cars
- An internal garage is included with power accessible inside



- VIRTUAL VIDEO LINK AVAILABLE • Detached • Driveway for at least two cars • Garage • Front & rear gardens • High finish throughout with brand new carpets and decor

Relevant Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas mains 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.

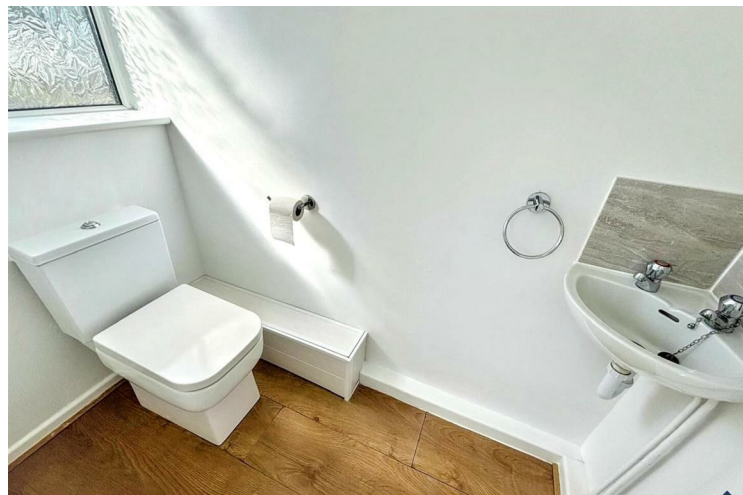
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

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



- Downstairs WC • Kitchen includes appliances • Bedrooms include wardrobes • Within easy reach of the A52, M1 J26, QMC hospital and Nottingham City centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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