

**141 Manton Crescent, Lenton Abbey, Nottingham, NG9 2GB**

**£1,050 PCM**

- 1 Bathroom
- 2 Bedrooms
- Large Garden
- Mid Terraced House
- 1 Reception
- Driveway Parking Available
- Part Furnished
- Lenton Abbey

# 141 Manton Crescent, Nottingham NG9 2GB

\*\*\*GREAT LOCATION CLOSE TO QMC & NOTTINGHAM UNIVERSITY\*\*\*

Robert Ellis are pleased to offer to the market this three bedroom property located close to local transport links and amenities. Offered part furnished, the property briefly comprises; Entrance Hall, good sized living room and kitchen/diner with oven and hob and access to the back garden. To the first floor is two double bedrooms and a further single/study and a family bathroom with a shower over the bath. To the rear of the property is a large enclosed back garden and the front boasts a large driveway for parking.

Available early February - Accompanied Viewings - Beeston Office

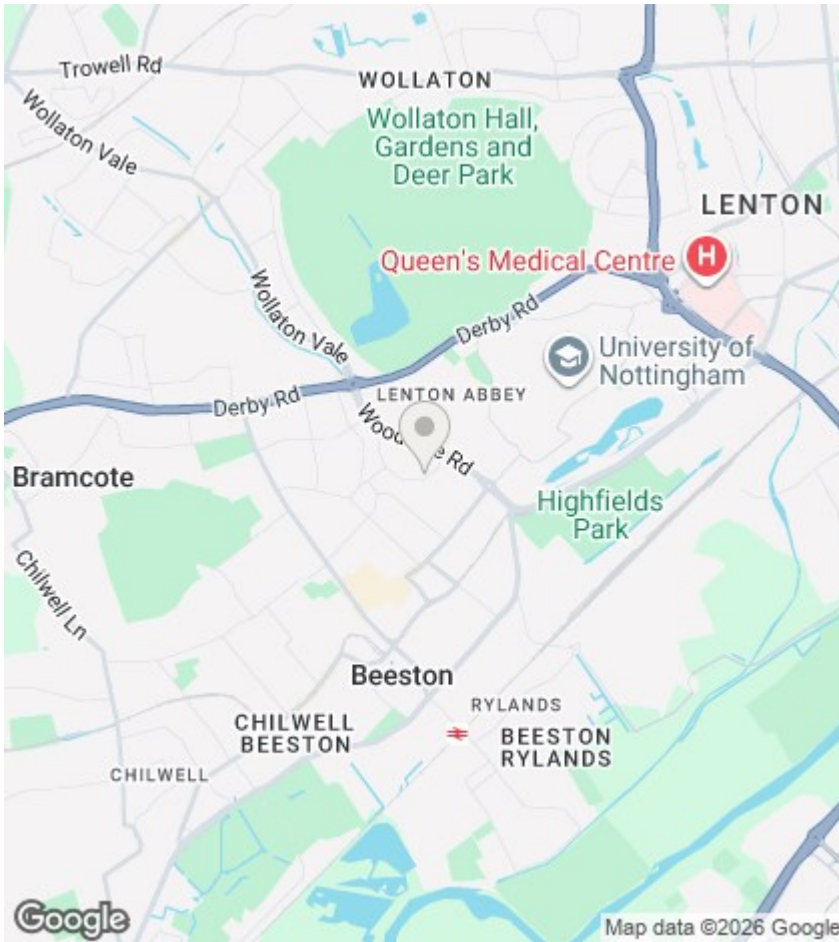
Twelve month lets only. Council Tax band A



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	