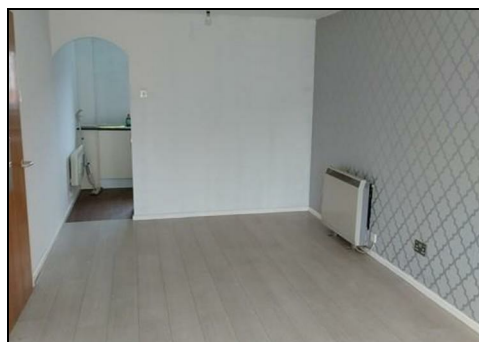
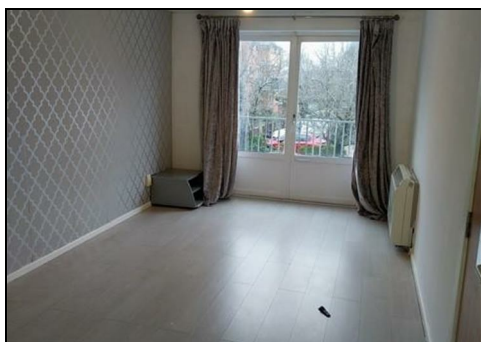




**23 TONNELIER ROAD, DUNKIRK, NOTTINGHAM NG7 2RW**  
**£825 PER MONTH**

A 2 bedroom unfurnished first floor flat within walking distance of QMC and University of Nottingham. Lounge/dining room, fitted kitchen with cooker, and fridge. Bathroom with 3 piece suite with shower over bath and an extractor fan. Patio door leading towards veranda. Telephone entry point.

Council Tax Band B and EPC rating C



| 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>                            |         |                                                                                                              |
| (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 |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                              |
|-----------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                              |
| (92 plus) <b>A</b>                                  |         |                                                                                                              |
| (81-91) <b>B</b>                                    |         |                                                                                                              |
| (69-80) <b>C</b>                                    |         |                                                                                                              |
| (55-68) <b>D</b>                                    |         |                                                                                                              |
| (39-54) <b>E</b>                                    |         |                                                                                                              |
| (21-38) <b>F</b>                                    |         |                                                                                                              |
| (1-20) <b>G</b>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |

