



96A RADCLIFFE ROAD NOTTINGHAM

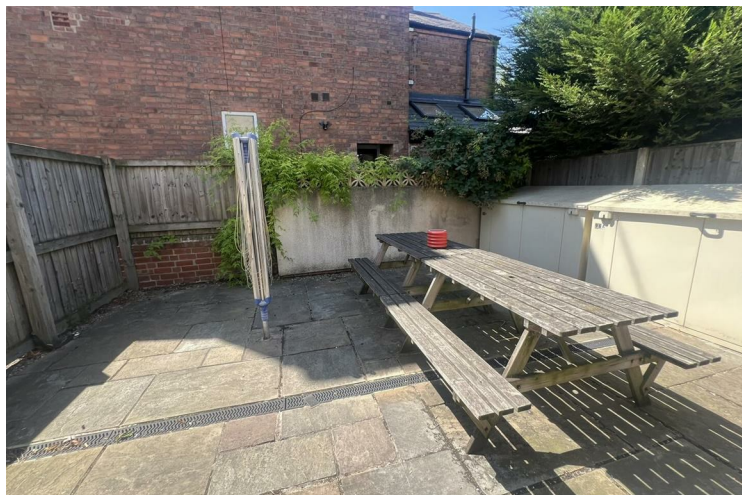
£650 Per

Spacious double ensuite bedroom for rent in a house share INCLUSIVE of all bills and Wi-Fi with shared garden.

The room includes a double bed with mattress, bed side table, desk & chair, slim chest of drawers and a wardrobe. The ensuite includes a shower, sink and WC.

The house has 5 bedrooms in total, and also communal kitchen with oven, hob, fridge/freezer and fitted units. There's a separate utility room with a washing machine and dryer (charged at £1.00 per use of each appliance).

There's also a communal outdoor courtyard area with garden furniture.



- Spacious double ensuite bedroom • Rent includes all bills and internet • Shared garden • Communal lounge and kitchen

Material Information

Access: Ground floor room

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 = Low.

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

Flooding from reservoirs = a risk in this area.

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council

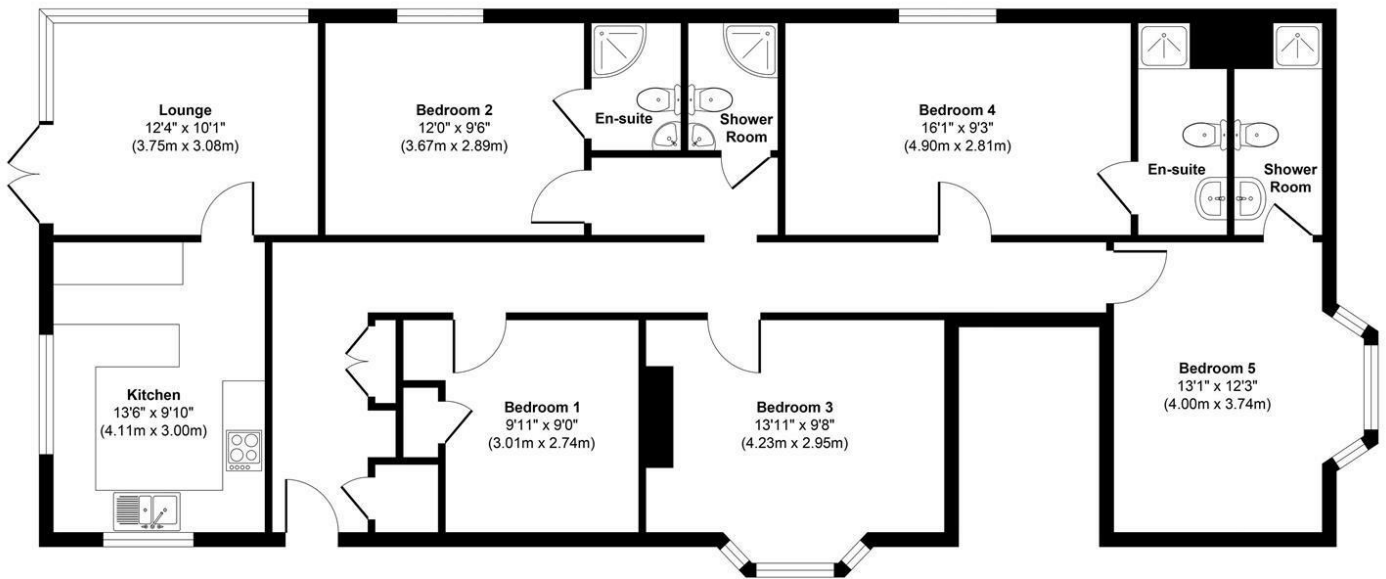
Any planning permission in the area: see rushcliffe.gov.uk/planning-growth/planning/



- Driveway parking • Sought after location • West Bridgford town centre within walking distance • Nottingham City Centre within easy reach



96a Radcliffe Road West Bridgford NG2 5HH

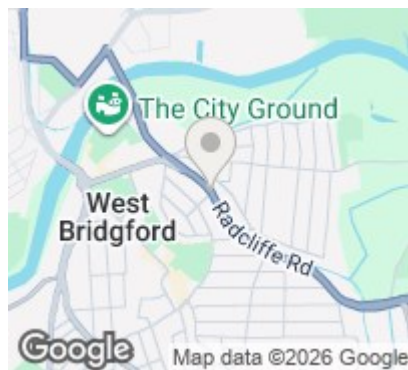


Ground Floor

Approx. Gross Internal Floor Area 1331 sq. ft / 123.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management