



## 4 CRAMPTON AVENUE NG18 2EH

£895 PCM

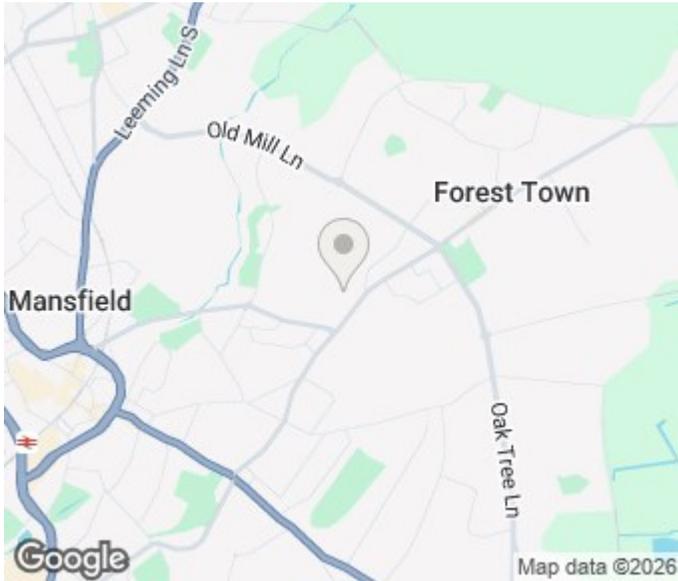
Nestled in the charming area of Crampton Avenue, Forest Town, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The house features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests.

The bathroom is thoughtfully designed, catering to your daily needs with ease. The property also benefits from a landscaped rear garden, a perfect outdoor sanctuary for enjoying sunny days or hosting gatherings. The garden offers a serene environment, ideal for gardening enthusiasts or those simply wishing to unwind in nature.



**White House**  
Lettings



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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**White House**  
Lettings

White House Lettings Lettings  
Lower Portland  
Kirkby-In-Ashfield  
Nottingham  
Nottinghamshire  
NG17 9LD

01623 403032  
enquiries@whitehouselettings.co.uk  
<https://www.whitehouselettings.co.uk>

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