



## 16 Newbery Avenue, Nottingham, NG10 2FU

£1,050 Per month

- Semi-Detached 3 Bedroom House
- Bathroom with shower over bath
- Generous-Sized Private Enclosed Garden
- Two reception rooms
- Gas central heating and combi boiler
- EPC rating = D
- Modern Kitchen / Diner
- Off Road Parking
- INTERNAL PHOTOS TO FOLLOW

## Directions

## Viewings

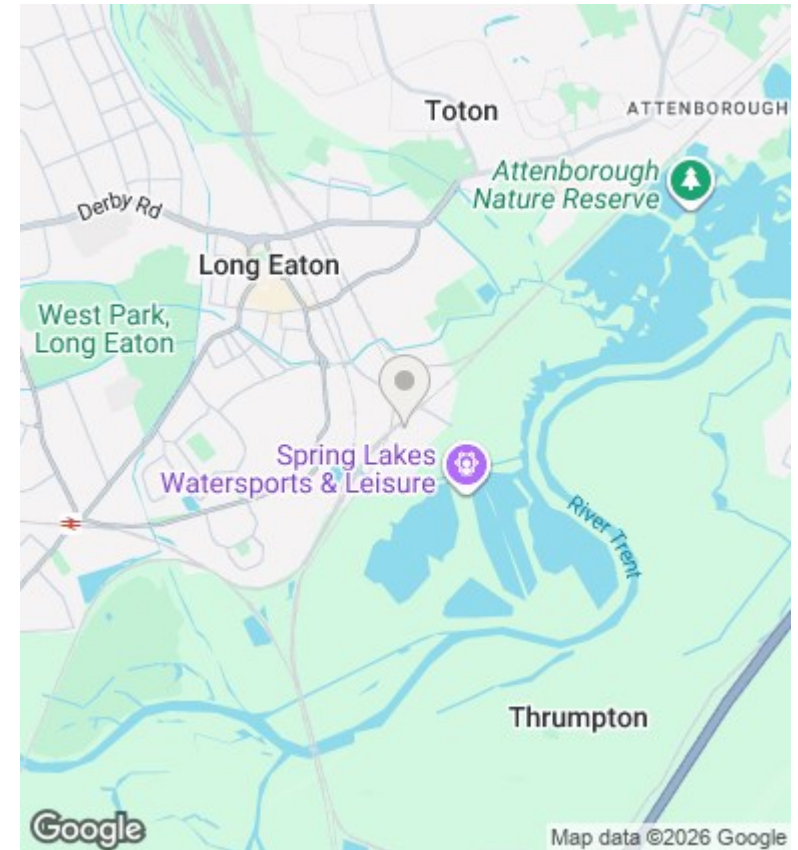
Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D



| Energy Efficiency Rating                           |  | Current                 | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>86</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>60</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |