



208 Pasture Road, Stapleford, Nottingham, NG9 8GQ

£920 Per month

- Semi detached house
- Two double bedrooms
- Four piece bathroom suite
- On street parking
- Council Tax A
- Large lounge/diner
- Fitted kitchen
- Rear private garden
- Close to amenities
- EPC D

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Mulberry Lane are delighted to present to the market this beautiful, refurbished, 2-bedroom property in the heart of stapleford. Close to all local amenities and local schools, this is a must-see property.

Briefly comprising of an entrance porch leading straight into the spacious lounge/dining area with bay window to the front and window overlooking the garden, bringing in lots of natural light, leading on to the fitted kitchen complete with electric oven & electric hob, integrated fridge freezer and dishwasher with French doors leading into the garden.

To the first floor is two neutrally decorated double sized bedrooms and a family bathroom complete with bath, large freestanding shower, washbasin and WC

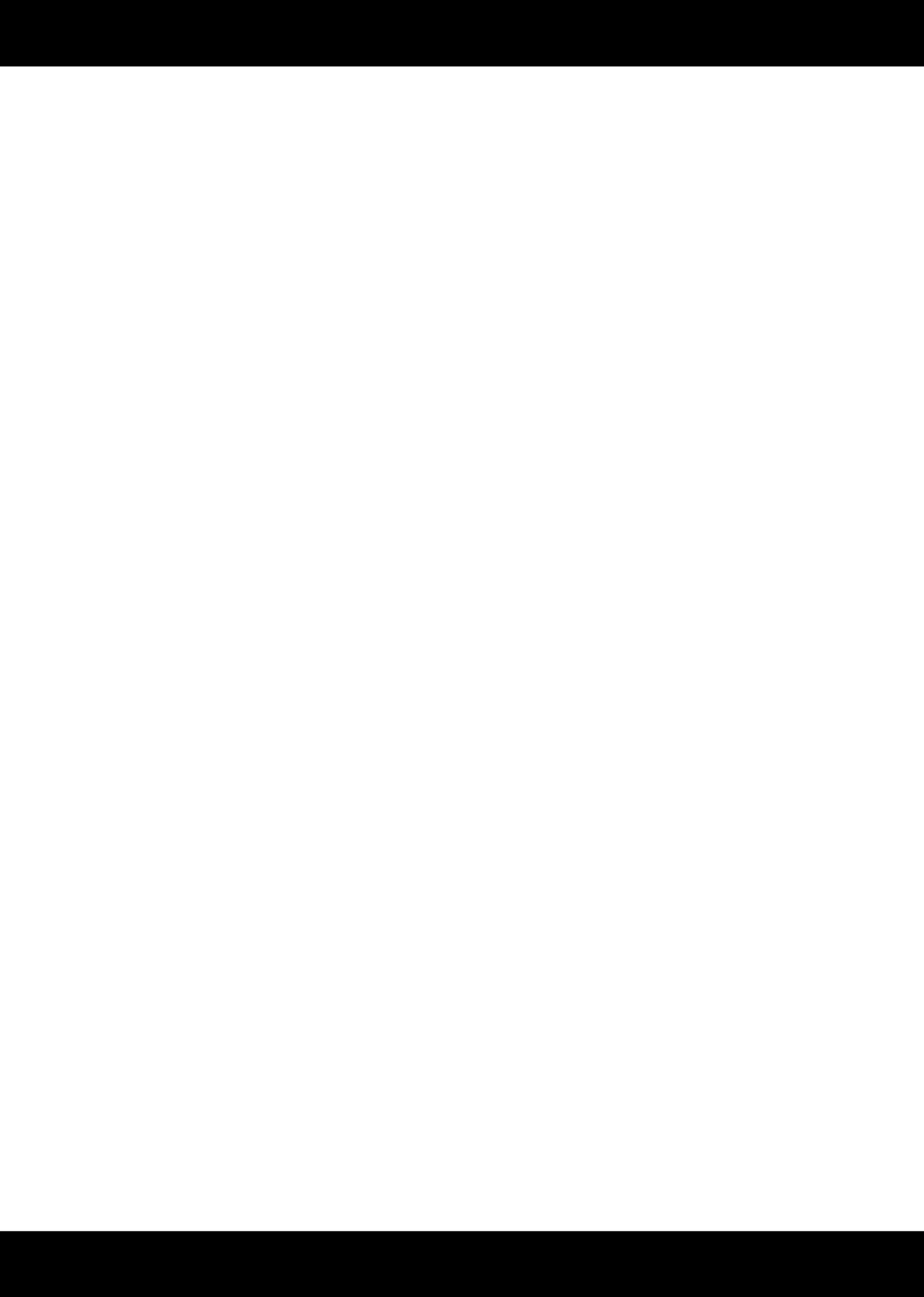
Externally the rear garden is a lovely maintainable private space and to the front of the property there is on-street parking available.

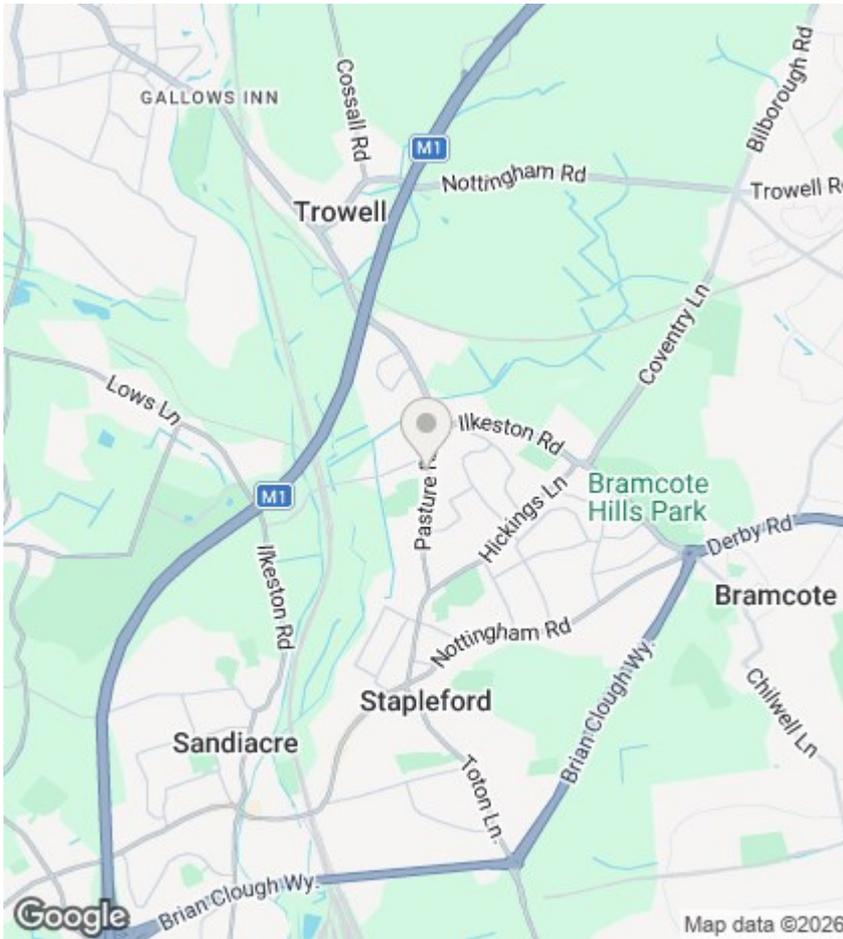
The property is situated in a fantastic location, close to well-regarded local schools and a range of nearby amenities including shops and everyday conveniences. There are excellent transport links for commuters, with easy access to Junction 25 of the M1 motorway and the A52 providing direct routes to Derby and Nottingham. For those who enjoy the outdoors, there are pleasant walks nearby, including easy access to the canal path.



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	