



12 Hadleigh Close, Toton, Nottingham, NG9 6LU

£1,300 Per Month

# 12 Hadleigh Close, Nottingham NG9 6LU

NEW TO THE MARKET Well presented three bedroom property located in Toton with easy access to all local amenities including Tesco & Tram Terminus and good road links for A52 & M1.

The accommodation comprises of entrance hallway, large lounge leading onto a separate dining room with french doors leading to the rear garden, kitchen with matching range of wall and base units with built in electric oven, gas hob with extractor over, in the kitchen there is also a door providing access to the side of the property.

To the first floor are two double bedrooms with wardrobes and a single bedroom, family shower room with corner shower cubicle with mains powered shower, low level WC and wash hand basin.

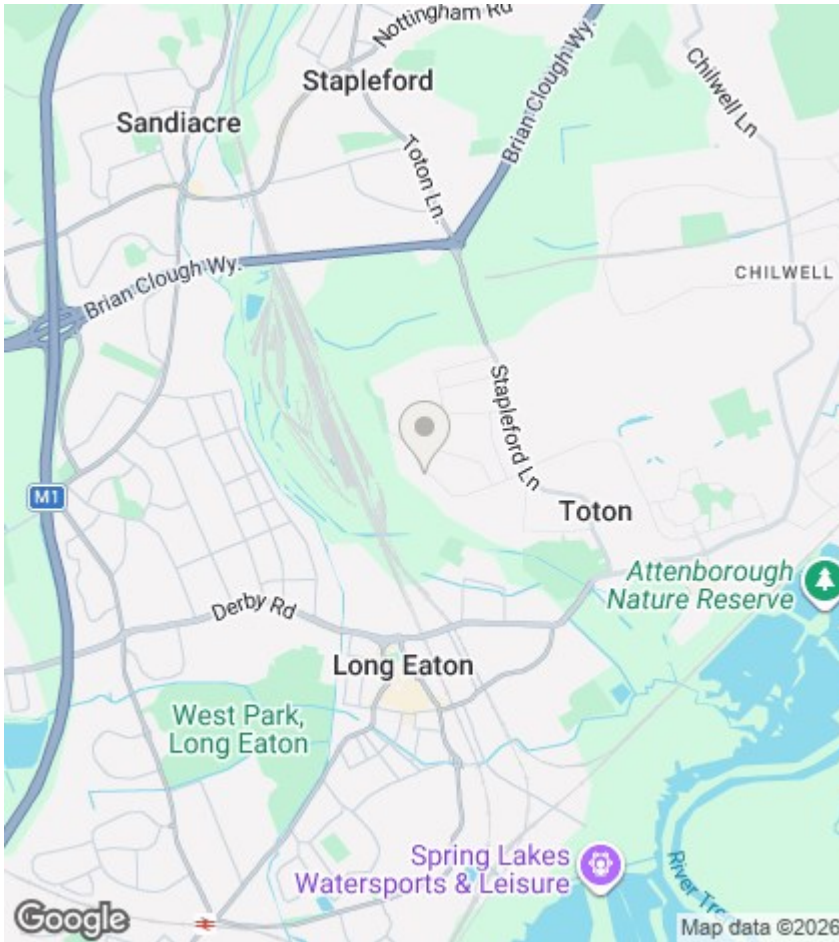
Outside the property is a low maintenance front garden, driveway parking for two cars and enclosed low maintenance rear garden with timber shed. Early viewing recommended to appreciate location and size. Available NOW



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	