



16 Kensington Close, Toton, Nottingham, NG9 6GR

£995 Per Month

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New to the market a fully renovated two bedroom mid town house including new flooring throughout, decoration and new bathroom and kitchen. The property is located in a quiet cu de sac in the popular residential area of Toton, close to all local amenities and tram station. A52 & M1 is a short drive away from the property.

Comprising of entrance open onto the brand new kitchen with built in electric oven, hob and extractor fan, space and plumbing for washing machine and also space for a fridge freezer, understairs storage cupboard and stairs leading to the first floor. Large lounge to the rear of the property with door leading out into the enclosed rear garden.

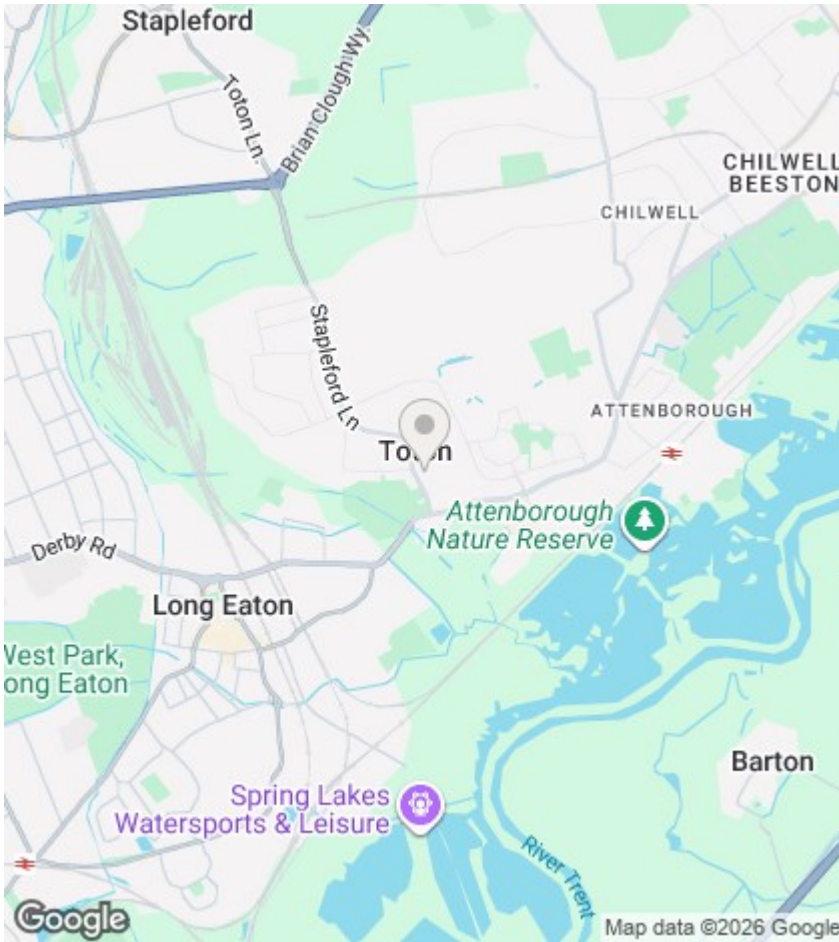
To the first floor are two double bedrooms with built in storage to bedroom one, also two storage cupboards on the landing one large housing the combi boiler and one above the stairs and also family bathroom with white suite, low level WC, wash hand basin and mains powered shower over the bath.

Outside the property is good size front garden with paved path & gravel and paved patio and artificial grass to the rear. Also included in the property is a separate garage. Available NOW. Accompanied viewings



Council Tax Band: B





Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		69	
(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	