



## 3 Ferndale Road, Bakersfield, Nottingham, NG3 7BE

£1,200 PCM

- 1 Bathroom
- 3 Bedrooms
- Large Garden
- Unfurnished Property
- Nottingham
- 2 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Detached House

# 3 Ferndale Road, Nottingham NG3 7BE

\*\*\*RECENTLY RENOVATED 3 BED HOUSE CLOSE TO CITY CENTRE\*\*\*

This recently renovated rental property is ideally located close to the city centre, offering excellent access to shops, restaurants, transport links, and local amenities. Finished to a high standard throughout, the home combines modern living with a practical and well-designed layout.

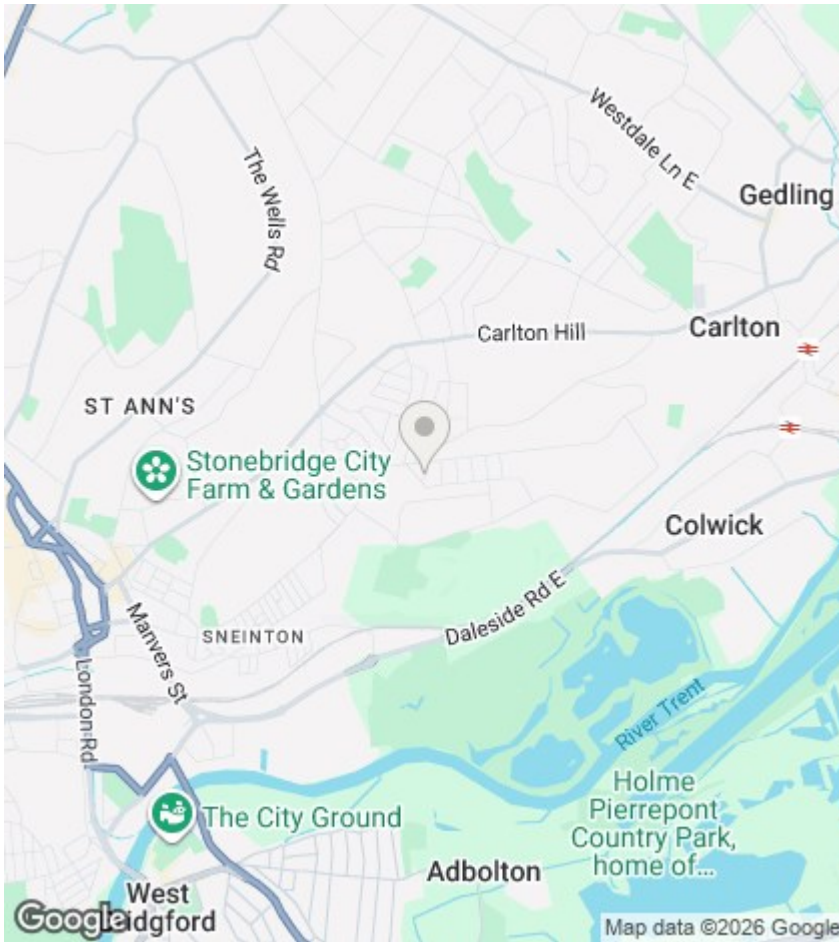
The ground floor offers a comfortable lounge providing a bright and welcoming living space, alongside a separate office, ideal for home working or study. The kitchen has been updated to suit modern living, while a ground floor toilet adds everyday convenience. A useful lean-to area provides additional flexible space, suitable for storage or utility use.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	