



## 75 ELTHAM ROAD WEST BRIDGFORD, NG2 5JS

£535 PER MONTH

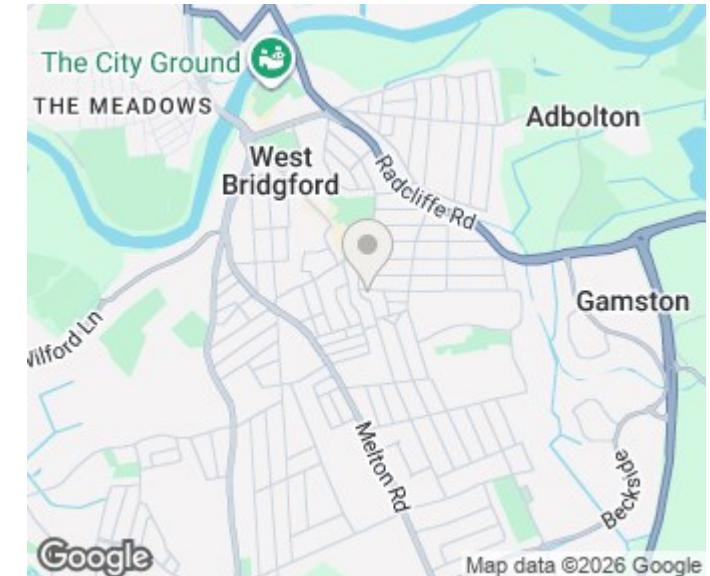
A bright and spacious double bedroom is available in this modern, fully furnished 5 bedroom shared house, located in the highly sought-after area of West Bridford, just minutes from West Bridford Town Centre.

The property is well-presented throughout and offers a stylish fitted kitchen, a main bathroom, and an additional WC on the ground floor. Each bedroom benefits from its own lockable door, providing added privacy and security. Bills are included in the rent, with the exception of the TV licence.

Situated within walking distance of the River Trent and surrounded by the vibrant bars, cafés, and shops of West Bridford, this home is perfect for professionals or students seeking modern, comfortable living in one of Nottingham's prime locations. Excellent transport links are nearby, making commuting easy.

Rooms in this area are in high demand, so early viewing is highly recommended.

**kurb.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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