



## 43 COLWICK ROAD NOTTINGHAM, NG2 4AL

£600 PER MONTH

A beautifully presented, large fully furnished double bedroom is now available in this stunning, modern 4-bedroom house share located within walking distance of the City Centre. Just a 5-minute stroll and you'll have easy access to some of Nottingham's best independent cafés, lively bars, boutique shops, and gorgeous green spaces like the Embankment.

The property itself is modern throughout, boasting two stylish bathrooms, a large living room, a dining area and a separate kitchen area perfect for relaxing or socialising. Your room comes fully furnished and features a lockable door for added privacy, with on-street parking available. All bills are included, so you can enjoy hassle-free living in one of Nottingham's most sought-after areas. With excellent transport links nearby and a vibrant local community, this is a rare opportunity to live in a room in such a central location.

The property also benefits from a monthly communal cleaner as well.

**kurb.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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