



**1 Giles Avenue, West Bridgford, Nottingham, NG2 7JN**

**£1,100 Per month**

- TWO BEDROOM END TERRACE HOME
- TWO RECEPTION ROOMS
- BEDROOM WITH STORAGE
- SCHOOL CATCHMENT
- COUNCIL BAND B
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/DINING
- MODERN BATHROOM WITH SHOWER OVERHEAD
- WRAP AROUND GARDEN
- EPC C

# 1 Giles Avenue, Nottingham NG2 7JN

New to the market, a 2 bedroom end terrace property with wrap around garden and separate garage situated in a sought after area in West Bridgford. A fantastic opportunity to rent this 2 bedroom end terrace property set within catchment of the best schools.

Entering the property through a porch then into the living room with exposed staircase. The property benefits from a modern fitted kitchen/diner which includes an electric oven and hob and tiled floor, leading to an extension of the property with an extra sitting room with patio doors leading onto the wrap around garden.

The first floor hosts a good size double bedroom with built in storage units, a further double bedroom and contemporary family bathroom.

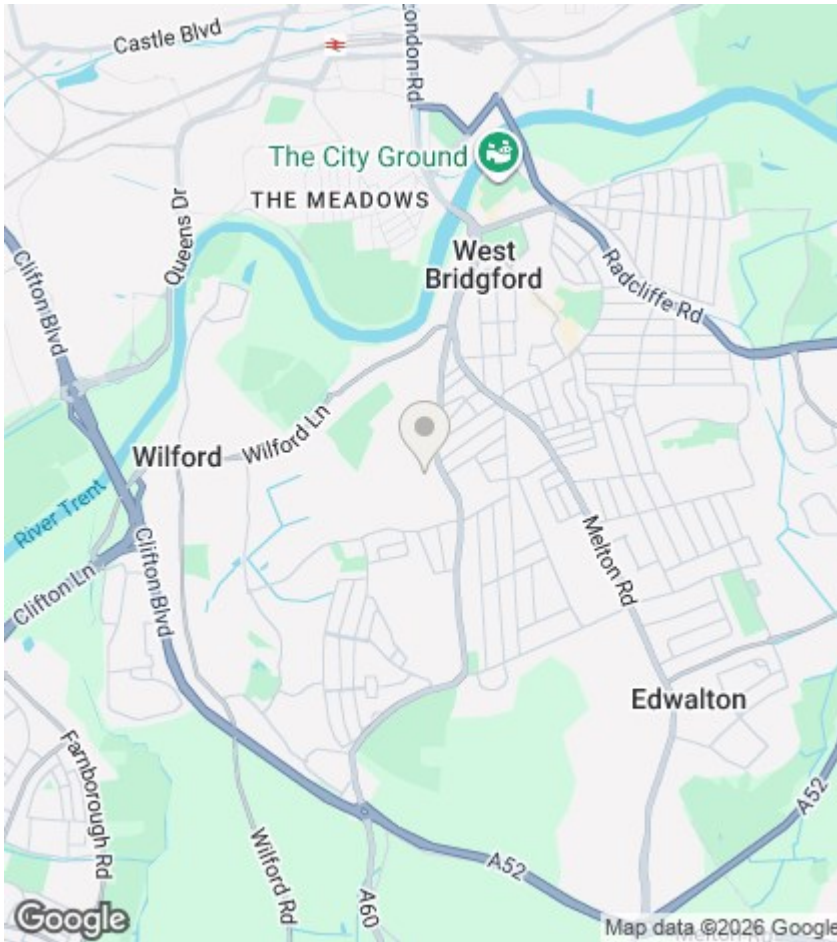
The property benefits from gas central heating and double glazing throughout. Property is let unfurnished.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	