



182 THE WELLS ROAD NOTTINGHAM, NG3 3AJ

£850 PER MONTH

Nestled on the charming Wells Road in Nottingham, this delightful flat conversion offers a perfect blend of modern living and classic character. Spanning an inviting 517 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the flat. This versatile area is perfect for entertaining guests or simply relaxing after a long day. The natural light that floods through the windows creates a warm and welcoming atmosphere, enhancing the overall appeal of the space.

The flat also boasts a thoughtfully designed bathroom, ensuring convenience and comfort for its residents. The layout has been optimised to provide a functional living experience, making the most of every square foot.



HOUZLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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