



85 WINGBOURNE WALK NOTTINGHAM

£950 Per

A spacious 3 bedroom house which has just been fully re-decorated

- There's first come, first serve parking to the rear of the property (some bays on and on street).
- To the rear is a low maintenance yard and a turfed space in the front garden.
- Also to the rear is a porch, useful for storage.
- There's a hallway and an under the stairs storage area.
- There's a lounge and a separate dining area (TV stand in the lounge can be removed upon request).
- The kitchen includes fitted units, electric hob, oven and an extractor fan. There's also a fridge / freezer and a washing machine, however these are not maintained by the landlord.
- To the first floor are two double bedrooms and a single bedroom. The double bedrooms have some fitted storage units.



- Newly re-decorated throughout
- Front and rear gardens
- Separate dining area
- Parking available to the rear



- Close to Bulwell town centre, schools and other amenities
- Council tax band = A
- EPC Rating = C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

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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