



## 5 WARKTON CLOSE NOTTINGHAM

£1,150 Per

A fully refurbished 3 bedroom semi-detached house, situated within a very short walking distance of a tram station.

- Front of the property is on a pedestrianised and has a front garden.
- Entrance hallway.
- Rear study room which overlooks the garden, which could be used for a number of uses.
- Rear garden has both patio and turfed spaces, along with space to park at least one car off road.



- Modern kitchen and bathroom • Three double bedrooms • Modern throughout • Renovated in 2025 • Garage



- Driveway for at least 2 cars • Close to shops and Beeston town centre within easy reach • Very short walk to a tram station • Council tax band = B • VIRTUAL VIDEO LINK AVAILABLE





Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: D     Council Tax Band: B**

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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