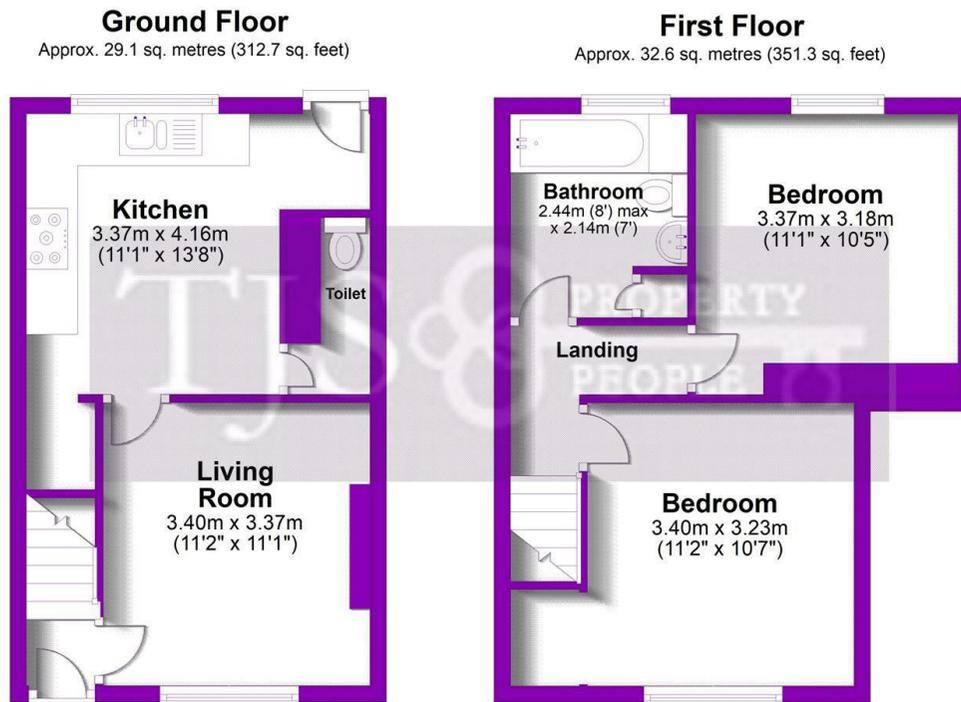




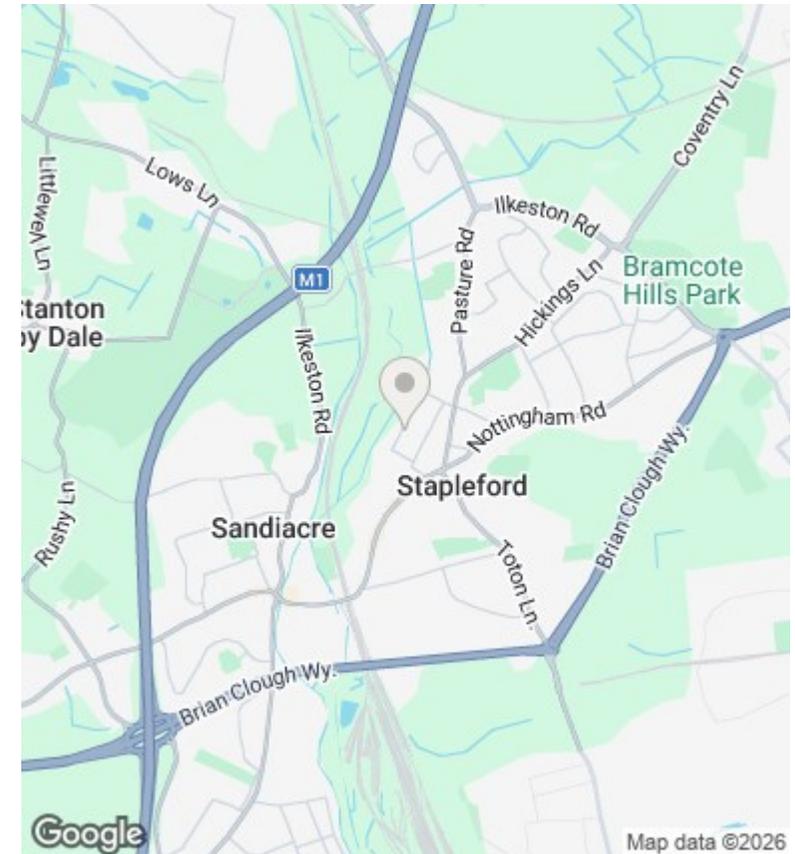
## 44 Oakfield Road, Nottingham, NG9 8FF

£895

- 2 bedroom terraced house
- Bathroom with shower over bath
- Secure rear garden
- Neutral décor and flooring
- Gas central heating system and combi boiler
- Excellent location for local amenities
- Modern fitted kitchen with 5 burner range cooker
- Double glazed throughout
- Council tax Band = A



Total area: approx. 61.7 sq. metres (664.0 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	