

TO LET

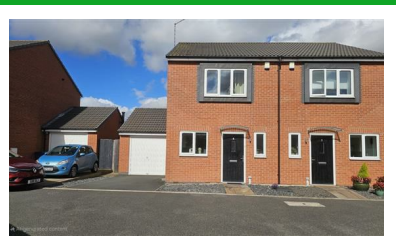
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**8 SWINLEY COURT, BOWLAND ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8SW**

£1,095 PCM

8 SWINLEY COURT, BOWLAND ROAD, NOTTINGHAMSHIRE NG13 8SW

This modern two-bedroom semi-detached property, situated on a private road, offers a fantastic opportunity for anyone looking for a well-presented home close to Nottingham City Centre.

The property benefits from a private driveway and an attached garage, providing both parking and storage space. Inside, you'll find a spacious lounge, a modern fitted kitchen, a generous charming lounge/dining area, two well-proportioned double bedrooms and a family bathroom finished to a good standard. To the rear, there is an enclosed garden, ideal for relaxing or entertaining.

Conveniently located right next to a local shop and just a short drive into Nottingham City Centre, this home is perfect for commuters, first-time buyers or small families seeking both comfort and convenience.

Early viewings are recommended



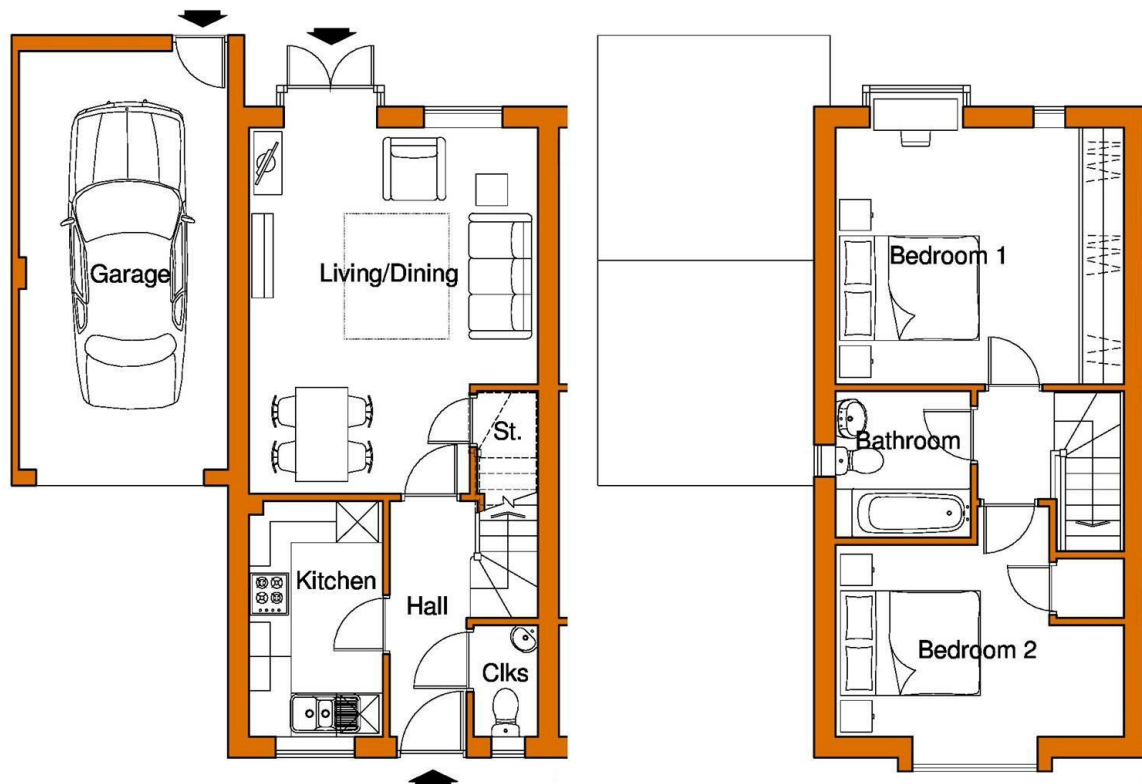
VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band



DIRECTIONAL NOTE

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