



**LEWIS
WADSWORTH**
THE WISE MOVE

311A Shoreham Street, S2 4FA
£487 PCM



311A Shoreham Street, S2 4FA

UNFURNISHED. Newly Decorated. 3 bed house comprising fitted kitchen with hob & oven, bathroom with over bath shower, 3 GOOD SIZE bedrooms. Gas central heating, DOUBLE GLAZING & FLOOR COVERINGS throughout. Convenient access to the city centre, Midland station and Hallam University. Viewing highly recommended. Available Now


Important: Credit checks and references will be carried out on applicants 18 and over. If a guarantor is required, credit checks and references will also be carried out.

A deposit of £545 is required and will be protected.

NALS client money protection scheme: Licence No:A464
Property Redress Scheme: Membership No: PRS011958





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 