



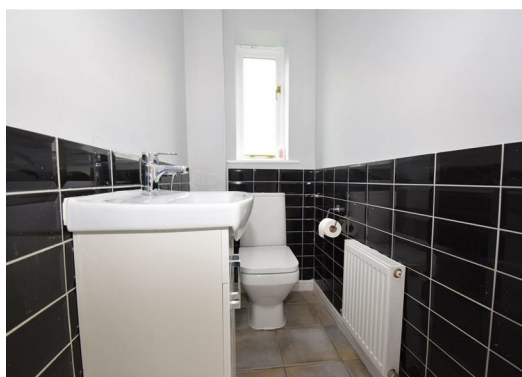
**22 Nutwell Court, Scunthorpe
DN16 3GL
£675 Per Month**


Bella Properties bring to the market to let this two bedroom, semi-detached property tucked away on a small cul de sac. Sought after location and close to local schools and amenities.

The property briefly consists of, on the ground floor; a lounge, downstairs W/C and kitchen with patio doors leading out to the rear. On the first floor can be found both bedrooms and family bathroom.

To the rear is a good sized patioed and pebbled garden and off road parking for one vehicle is available.

All tenancies are available on an initial 6 months short-term agreement, with the option to continue on a monthly periodic basis thereafter.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
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
		