



260 260 North Sherwood Street, Nottingham, NG1 4EN

£550

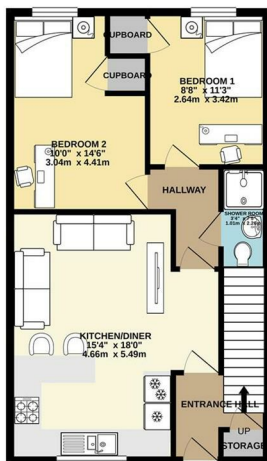
 **6**  **2**  **1**  **B**

This modernised shared home has been finished to a very high standard. The kitchen/diner is modern and includes fridge/freezer and washing machine. The separate living room is furnished and modern including a large flat screen TV. All the bedrooms are good sized double rooms, fully furnished with high quality furniture.

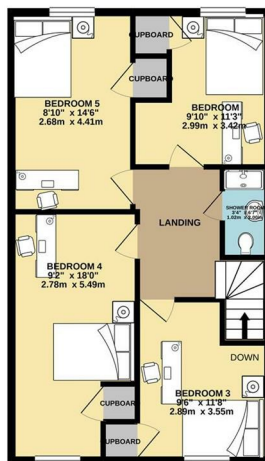
Very close to Nottingham City Centre and within walking distance to all local amenities and public transport routes.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Mark with Manager 12/02

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	86	86
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.