



## 123 Burford Road, Nottingham, NG7 6AY £140 Per Week



STUDENT PROPERTY - Available September 2026 to July 2027.

£140ppw inclusive of gas, electric, water. WiFi is complimentary.



Consisting of 4 double bedrooms, open plan living and dining room. Modern fitted kitchen.

Entrance hallway which leads to the open plan living room and dining room. Traditional high ceilings throughout the ground floor level and the living room and dining room open plan. Leading through from the dining room you are greeted with a high gloss modern galley kitchen complete with all white goods with access to the private rear garden.

From the 1st floor stairs you have access to the communal bathroom complete with a fitted bath and over bath shower, and to bedrooms 1 & 2 which are of a double size and light and airy. The second floor you have access to bedrooms 3 & 4 both of which are of double sized and an abundance of natural light.

Close to transport links and approx 1.5 miles from the City Centre.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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