



## 8 Colmon Walk, Nottingham, NG5 9HH

**£1,250 PCM**



New to the market!

This four-bedroom property offers flexible living space ideal for families or those needing a ground-floor bedroom or home office.

The ground floor features a bright lounge, a kitchen diner with ample space for family meals, and a versatile fourth bedroom which could also be used as a study, playroom or snug.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden with bar, a garage for storage.

Situated close to local amenities, schools and transport links, this property offers comfortable family living in a convenient and well-connected location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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