



**1 Hawthorne Grove, Beeston, Nottingham, NG9 2FG**

**£1,600 Per Month**

# I Hawthorne Grove, Nottingham NG9 2FG

**\*\*FANTASTIC OPPORTUNITY FOR A MAXIMUM OF TWO SHARERS OR A FAMILY TO LIVE IN A FULLY REFURBISHED THREE-BEDROOM PROPERTY NEAR BEESTON TOWN CENTRE\*\* \*\* FURNISHED \*\***

Robert Ellis are delighted to offer to the market this beautifully presented three bedroom, newly refurbished property situated in the ever popular area of Beeston. This property will suit professionals, families or two sharers as it is located close to local transport links to the City Centre, Queens Medical Centre, and the local universities. Property briefly comprises: Entrance hallway leading to a spacious living room, shower room with w/c and a large kitchen diner offering a stunning newly fitted kitchen with integrated oven, hob & extractor, Dishwasher, Fridge, and tumble dryer. The first floor offers three good sized bedrooms and brand-new bathroom with electric shower.

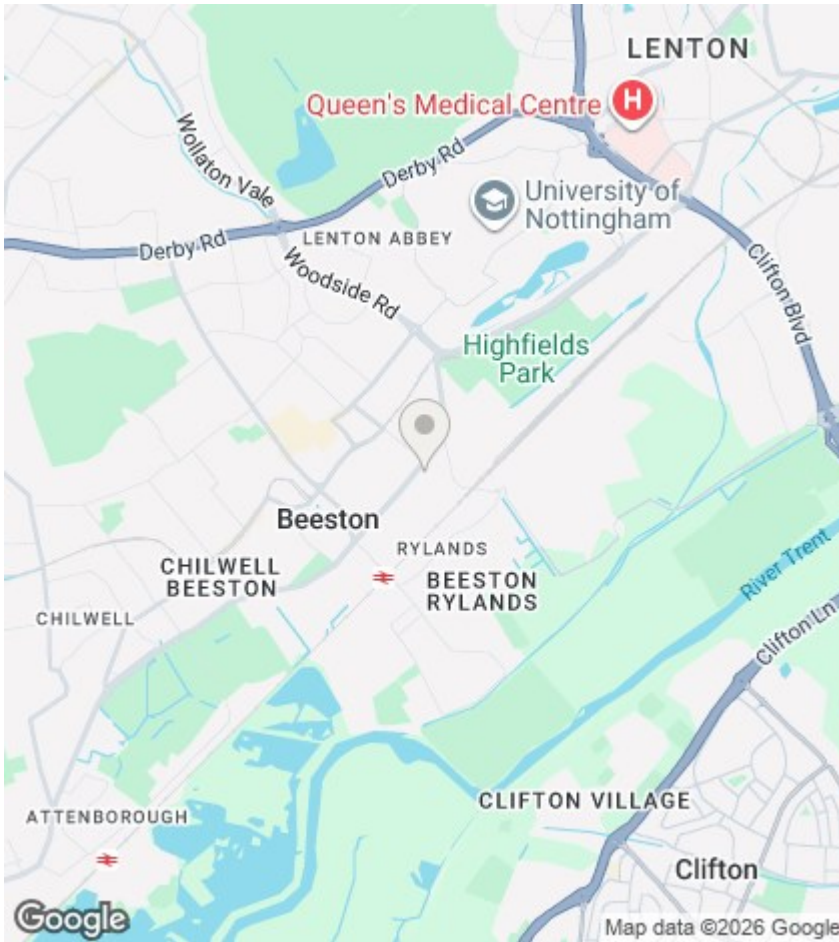
To the front of the property is a good-sized driveway which can be used for parking and to the rear is an enclosed lawned garden.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	