



**280 Wollaton Road, Beeston, Nottingham, NG9 2TD**

**£1,200 PCM**

- 2 Bathrooms
- 3 Bedrooms
- Medium Sized Garden
- Children Welcome
- Semi Detached House
- 1 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Unfurnished Property
- Beeston

# 280 Wollaton Road, Nottingham NG9 2TD

**\*\*THREE BEDROOM SEMI DETACHED FAMILY HOME\*\***

Robert Ellis are delighted to bring to the market this well-proportioned unfurnished three bedroom semi-detached property that benefits from UPVC double glazing, gas central heating and off road parking.

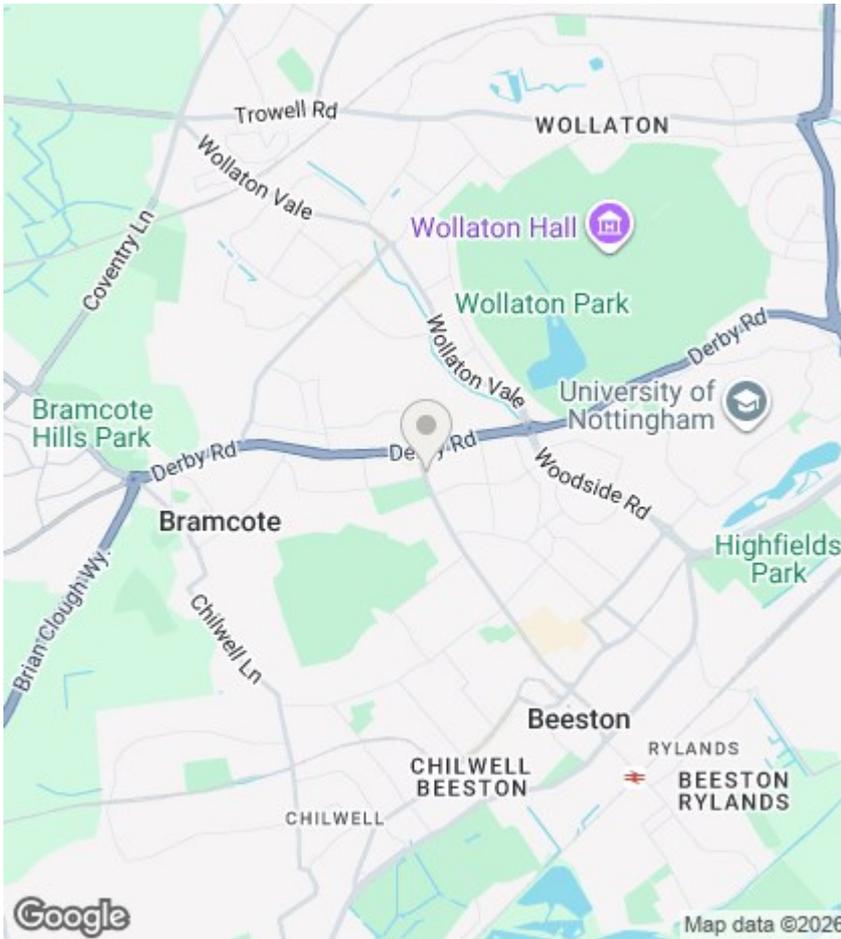
The property comprises: Entrance to hallway, spacious lounge, well presented, fitted kitchen, ground floor contemporary bathroom (with shower), stairway & landing to fitted W.C & THREE bedrooms (two doubles & one moderate single). Accompanied viewings. Beeston office. Available 03.04.2026. Council tax band - B



Council Tax Band: B







## Directions

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 89        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |