



12 Piggott Avenue, Gedling, Nottingham, NG4 4LJ

£1,450 PCM

- STUNNING THREE BEDROOM HOME
- DOWNSTAIRS W.C
- GOOD SIZED GARDEN WITH SEATING AREA
- MASTER BEDROOM WITH ENSUITE SHOWER
- AVAILABLE EARLY AUGUST
- DRIVEWAY AND GARAGE
- MODERN FITTED KITCHEN AND LOUNGE
- ARRANGED OVER THREE SPACIOUS FLOORS
- GREAT LOCATION

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Robert Ellis are delighted to offer to the rental market this beautifully presented three-bedroom townhouse, arranged over three spacious floors.

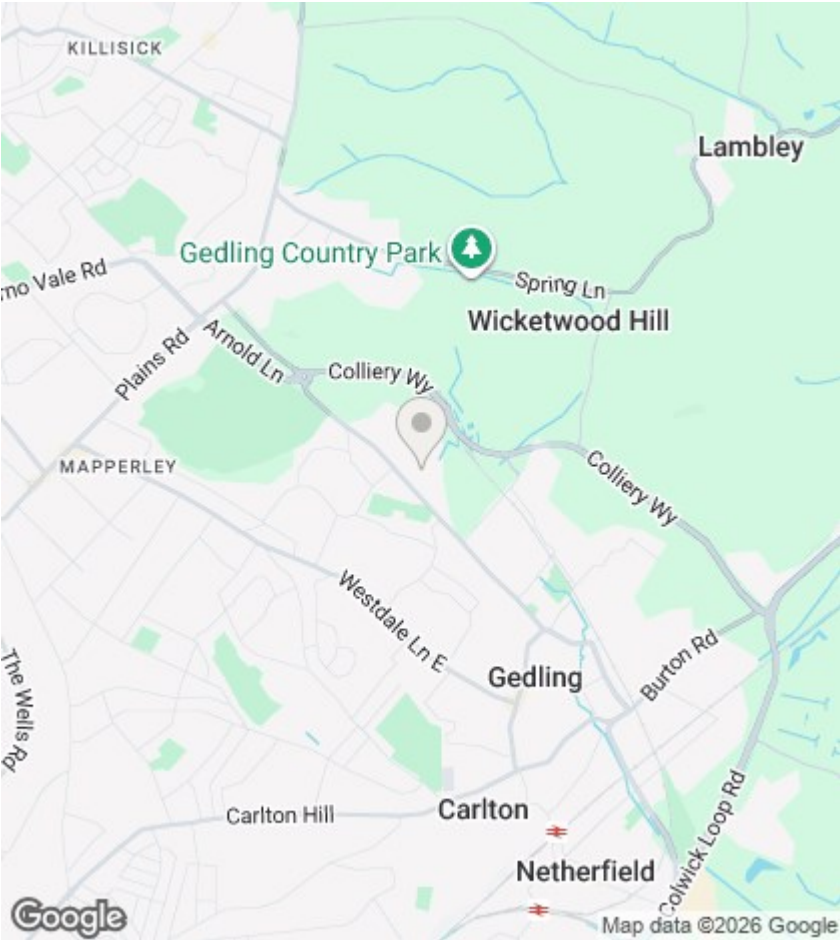
Situated in the highly sought-after location of Gedling, this property is ideally positioned within easy reach of a wide range of local amenities, including shops, well-regarded schools, excellent transport links, and the picturesque Gedling Country Park, offering scenic walks and open green spaces. This home is perfectly suited to growing families and working professionals alike.

The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen with a range of wall and base units, a spacious living room to the rear with French doors opening onto the enclosed rear garden, and the added convenience of a downstairs WC.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	