



**43 Edison Way, Arnold, Nottingham, NG5 7NE**

**£1,150 PCM**

- 2 Bathrooms
- 3 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- Arnold
- 1 Receptions
- Allocated Parking Available
- Sorry, No Smokers
- Mid Terraced House

# 43 Edison Way, Nottingham NG5 7NE

\*\*\*3 BEDROOM HOUSE WITH ENSUITE, GARDEN AND ALLOCATED PARKING\*\*\*

Welcome to this delightful 3 bedroom house, perfect for families, professionals or couples seeking a comfortable and stylish living space.

The property features a spacious lounge, ideal for relaxation and entertaining, and a well appointed kitchen with ample storage and workspace and a ground floor toilet. To the first floor, the main bedroom boasts a private ensuite, offering added convenience and a touch of luxury.

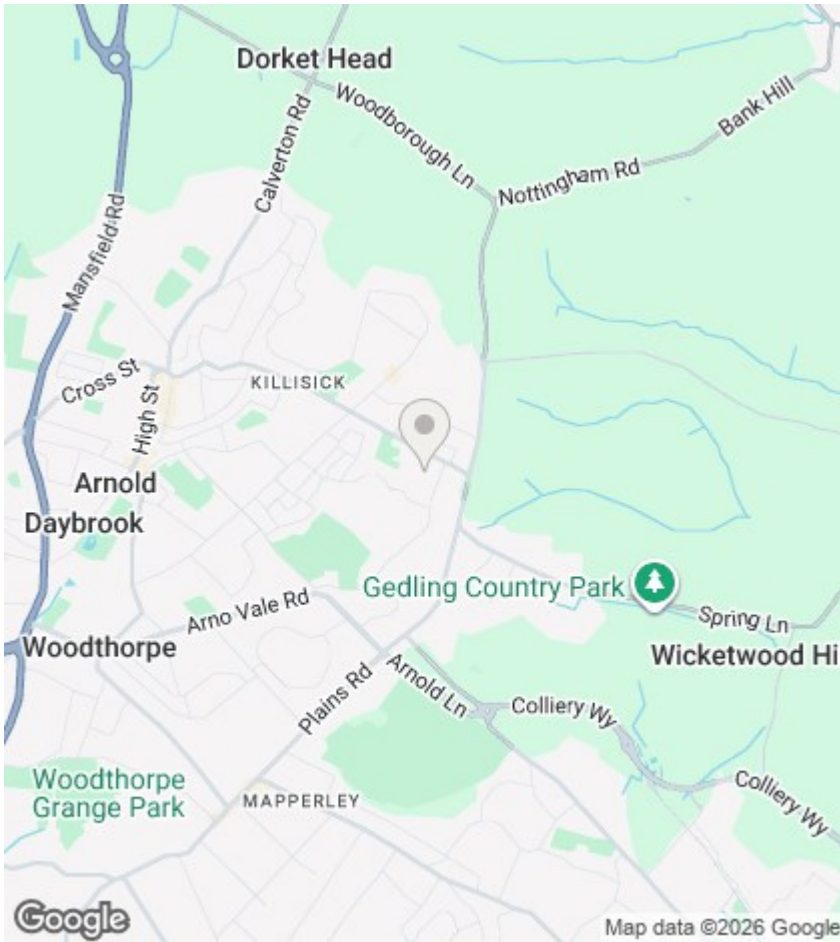
The two additional bedrooms are generously sized, providing plenty of space for family, guests, or a home office. A modern family bathroom completes the internal layout.



Council Tax Band:







## Directions

## Viewings

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

**EPC Rating:**  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	