



11 Allegro Close, Edwalton, Nottingham, NG12 4GR  
£1,250 PCM

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A brand-new unfurnished semi in a cul de sac location, having the benefit of gas central heating, double glazing and generous off-street parking.

Situated on the popular "Edwalton Fields" development. The internal accommodation comprises: hallway, lounge, ground floor cloaks/WC, fitted full width dining kitchen (with appliances) two good sized bedrooms and a family bathroom with shower.

An ideal professional let, available NOW. Accompanied viewings.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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 	