



**20 Halls Road, Stapleford, Nottingham, NG9 7FP**

**£925 PCM**

- Stapleford
- 2 Bedrooms
- Medium Sized Garden
- Council Tax - Band A
- 2 Receptions
- Street parking Available
- Mid Terraced House
- EPC - D

# 20 Halls Road, Nottingham NG9 7FP

\*\*\* LOVELY 2 BEDROOM, REFURBISHED MID TERRACE PROPERTY IN THE HEART OF STAPLEFORD\*\*\*

Robert Ellis are delighted to present to the market this beautiful, refurbished, 2-bedroom property in the heart of stapleford. Close to all local amenities and local schools, this is a must-see property.

Briefly comprising of: entrance leading straight into lounge area, following newly fitted kitchen/diner complete with oven & hob and integrated fridge freezer. Large under stairs storage and a conservatory with French doors leading into the garden.

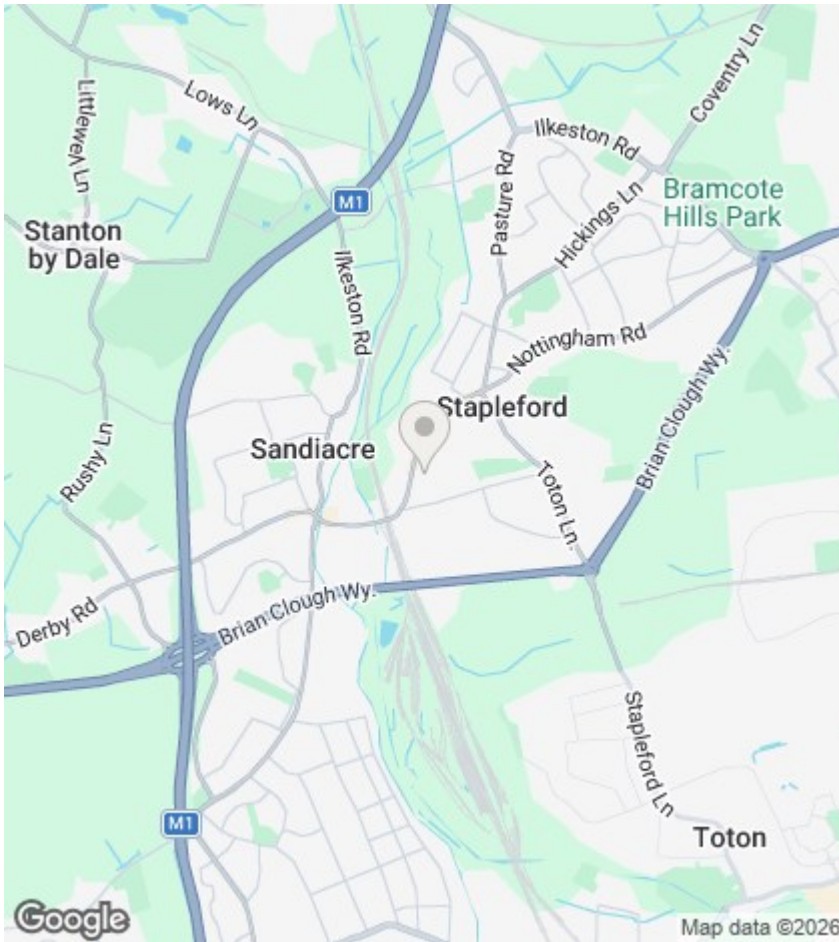
To the first floor is two good sized bedrooms complete with brand new carpets throughout, the primary bedroom having a storage/wardrobe area, and the second bedroom with lovely views of the rear garden. There is a



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	