



44a Nottingham Road, Stapleford, Nottingham, NG9 8AA

£825 PCM

- 1 Receptions
- 3 Bedrooms
- Patio
- Flat
- 1 Bathroom
- Street parking Available
- Unfurnished Property
- Stapleford

# 44a Nottingham Road, Nottingham NG9 8AA

\*\*\* UNFURNISHED, THREE BEDROOM FIRST FLOOR FLAT, LOCATED WITHIN A SHORT WALK OF STAPLEFORD TOWN CENTRE \*\*\*

Robert Ellis are delighted to present to the market A spacious and well-presented three bedroom first floor flat offered unfurnished and available for immediate occupation. The property is conveniently located on Nottingham Road, Stapleford, within easy reach of local amenities, shops and transport links.

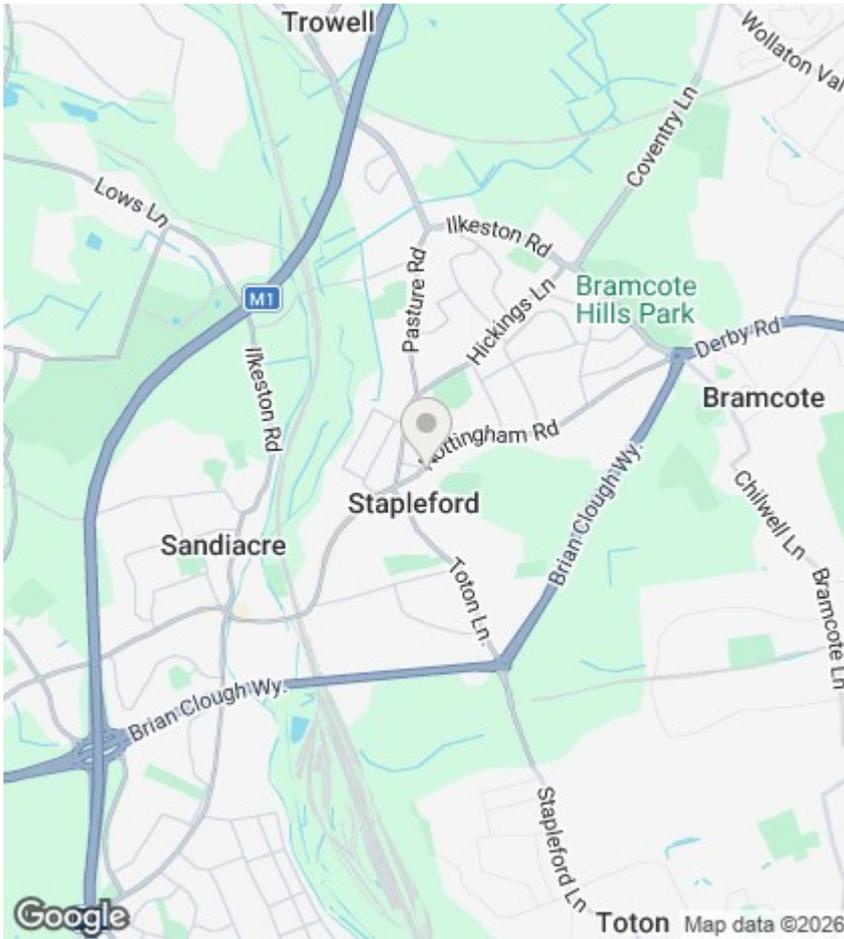
The accommodation briefly comprises an entrance hallway, a generous open plan lounge and kitchen area, three bedrooms and a fitted bathroom. The property benefits from gas central heating and double glazing throughout.



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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	71
(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	