



34 Marlborough Road, Nottingham, NG9 2HG £125 Per Week



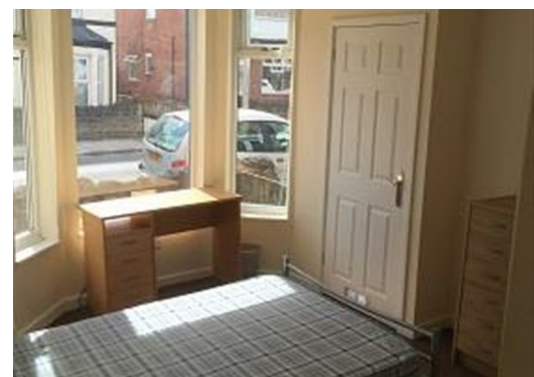
Student Property - Available September 2024 to July 2025

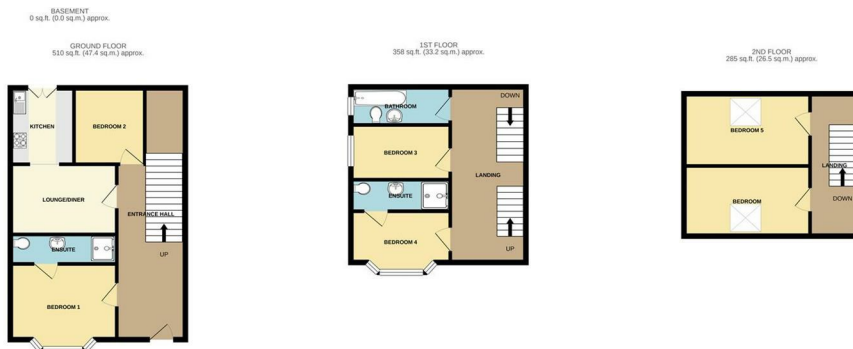
£125 pppw inclusive & £130ppw for en suites

This student home has been finished to a very high standard. The kitchen/diner is modern and includes fridge/freezer washer/dryer and dishwasher. The separate living room is furnished with sofas and a plasma TV. All the bedrooms are good sized double rooms fully furnished with high quality furniture.

Very close to Nottingham University and within walking distance to all local amenities and public transport routes.

Viewing is highly recommended - Do not miss out on this property!





TOTAL FLOOR AREA: 1153 sq. ft. (107.1 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		64	64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.