



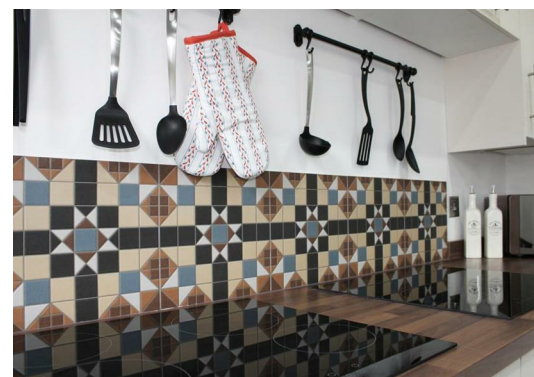
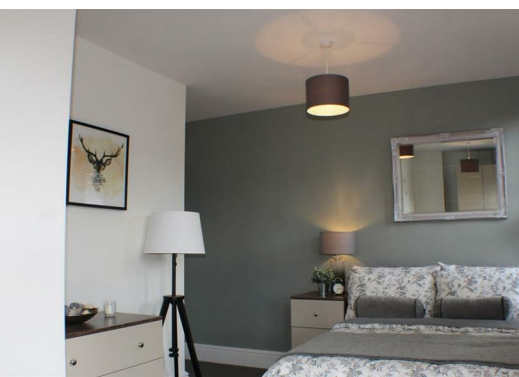
## 312 Porchester Road, Nottingham, NG3 6GR £595 Per Month



Double room to rent in a large Victorian shared house on Porchester Road, Mapperley.

This room is on the first floor and is furnished with a double bed, wardrobe & drawers. It also has an en suite shower room. There is shared use of the large kitchen/diner and utility bills are included in the rent

The property is close to many amenities and has good transport links to the city centre.



## REAR GARDEN

### ENTRANCE HALLWAY

26' 1" x 5' 6" (7.96m x 1.69m)

### KITCHEN/DINER

18' 2" x 10' 11" (5.56m x 3.35m)

### ROOM 1

12' 11" x 12' 0" (3.94m x 3.68m)

Currently achieving £450PCM

### ROOM 2 EN-SUITE

39'4" x 32'9" x 26'2" x 9'10" (12'10" x 8'3")

(12' 10" x 8' 3" (3.92m x 2.54m))

Currently achieving £400PCM

### ROOM 3 EN-SUITE

16' 9" x 10' 11" (5.13m x 3.34m)

Currently achieving £440PCM

### ROOM 4 EN-SUITE

11' 1" x 10' 3" (3.39m x 3.13m)

Currently achieving £477PCM

### ROOM 5 EN-SUITE

18' 2" x 10' 11" (5.56m x 3.35m)

Currently achieving £425PCM

### SHOWER ROOM

### ROOM 6

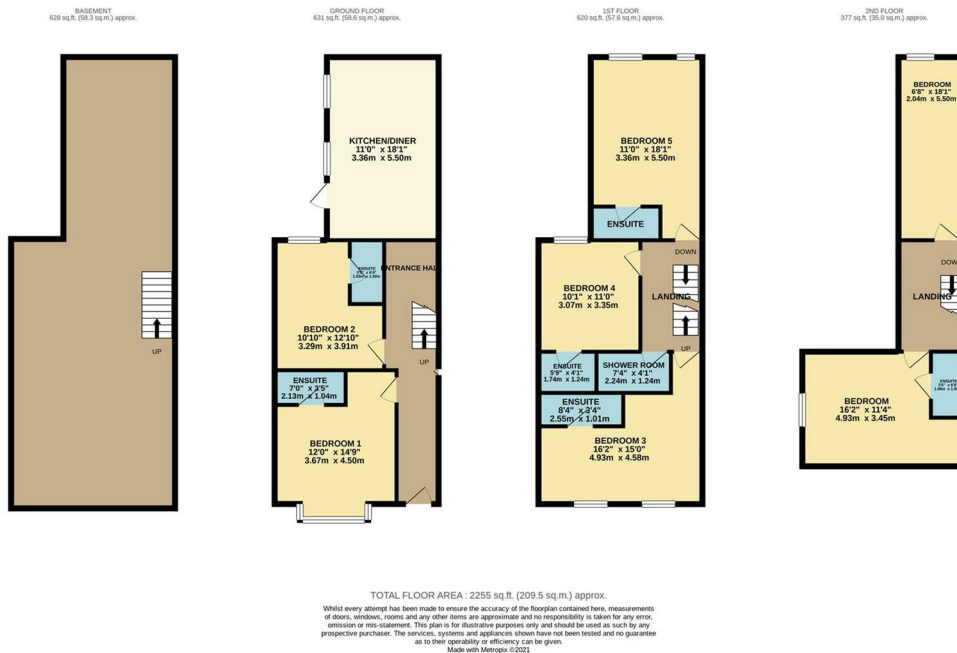
18' 2" x 5' 1" (5.56m x 1.57m)

Currently achieving £350PCM

### ROOM 7 EN-SUITE

16' 9" x 11' 4" (5.13m x 3.46m)

Currently achieving £400PCM



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			
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

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