



54 Occupation Road, Nottingham, NG15 6DZ £995 Per Calendar Month

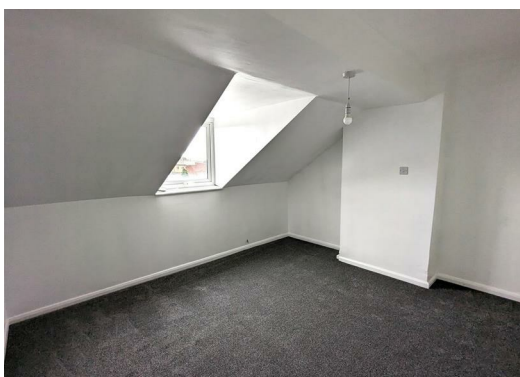


Beautifully presented 4 bedroom home in a sought after location.

Ideally located for local amenities and transport links. Newly redecorated and brand new flooring throughout.

Great sized kitchen diner with ample wall and base units, new fitted oven and hob. Charming original fireplace in the master bedroom.

Viewing is advised to appreciate the space on offer. Book your viewing today, don't miss out!



Lounge

10'11" x 12'4" (3.34 x 3.76)

Good sized lounge with built in storage unit and boxing for meter cupboards. Door through to stairs and dining kitchen-

Kitchen Diner

22'7" x 5'6" x 12'5" x 12'4" (6.89 x 1.7 x 3.8 x 3.78)

Generous sized room with lots of natural light. Ample base and wall units. Brand new built in oven and hob. Stainless steel sink with extractor hood over. Door to garden.

Master Bedroom

12'1" x 10'11" (3.7 x 3.34)

With original feature fireplace.

Bedroom 2

9'6" x 6'5" (2.9 x 1.98)

Family Bathroom

9'5" x 5'6" (2.89 x 1.69)

Fully fitted bathroom suite with mains shower over the bath with glass shower screen. Push button toilet, pedestal wash hand basin, heated towel rail. New grey chevron laminate flooring. White tiles and neutral decor through.

Bedroom 3

11'0" x 12'3" (3.36 x 3.75)

Bedroom 4

8'10" x 12'3" (2.71 x 3.75)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, responsibility for errors remains solely at the purchaser's discretion. The purchaser should verify the accuracy of the floor plan by inspection prior to purchase. The purchaser should also verify the accuracy of the floor plan by inspection prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.