



## 63 Frederick Road, Nottingham, NG9 8FL

£900

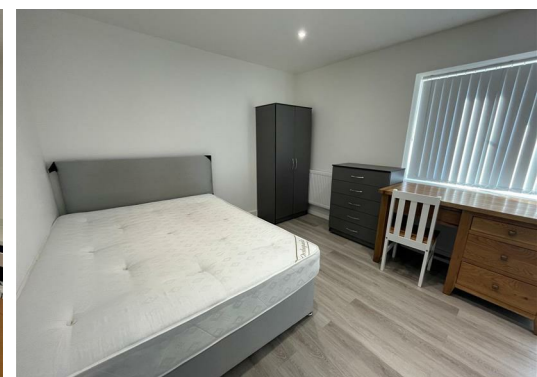
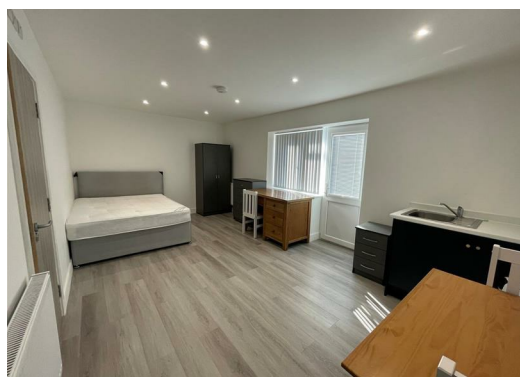
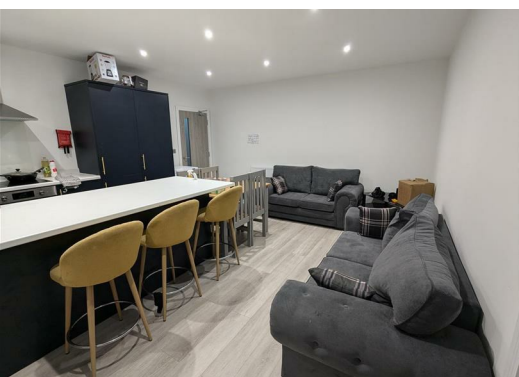


A fully refurbished six-bedroom house share. Each bedroom comes fully furnished with a comfortable double bed, a cupboard for storage, and a bedside table. The rooms are newly decorated in neutral tones with stylish grey laminate flooring and feature a private ensuite shower room for added convenience.

The property also includes a brand new, fully equipped communal kitchen and dining area, complete with a fridge/freezer, washing machine, dryer, two sofas, dining table with chairs, and a breakfast bar with stools. A communal garden area is available for tenants, and there is unrestricted on-road parking.



Located in the popular town of Stapleford, the property offers convenient access to local amenities and excellent transport links to Nottingham City Centre, the M1, and A52.

The property includes all bills-covering gas, electricity, water, broadband, and council tax.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and distances have not been taken solely for the purpose of this floorplan. The floorplan, room and area measurements are for guidance only and should not be relied upon for any purpose. The floorplan, room and area measurements are for guidance only and should not be relied upon for any purpose.

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 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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 	

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.