



Room 4 41 Ednaston Road, Nottingham, NG7 2JF £545 Per Month



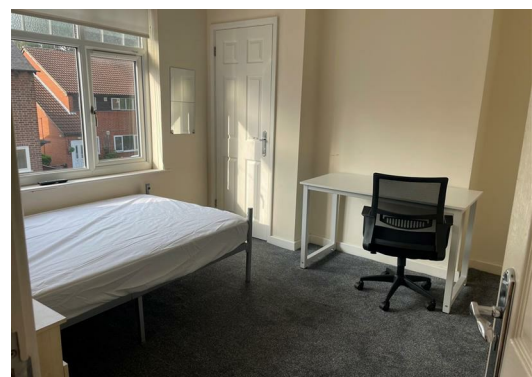
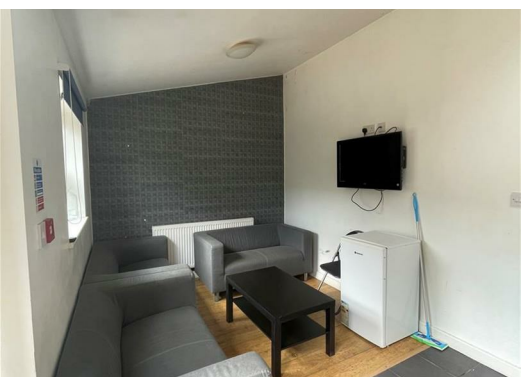
A modern house share close to QMC and University of Nottingham.

£545 per person, per month, inclusive of gas, electricity, council tax, water and wifi.

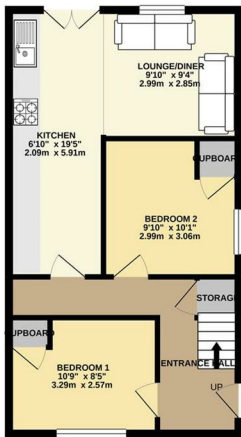
Room 4, included small double bed, bedside table, desk, chair, built in wardrobe and TV.

Newly carpeted throughout, maintained to a high standard, lovely new decked private garden, 2 bathrooms to share between 6. Modern kitchen with built in appliances.

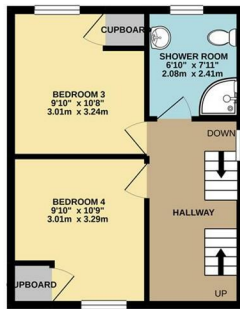
Arrange your viewing today.



GROUND FLOOR
513 sq. ft. (47.7 sq.m.) approx.



1ST FLOOR
358 sq. ft. (33.2 sq.m.) approx.



2ND FLOOR
300 sq. ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq. ft. (108.8 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			
(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 (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.