



24 Magenta Gardens, Edwalton, Nottingham, NG12 4JX

£1,250 PCM

- 1 Bathroom
- 2 Bedrooms
- Small Garden
- Unfurnished Property
- 1 Receptions
- Driveway Parking Available
- Children Welcome
- Semi Detached House

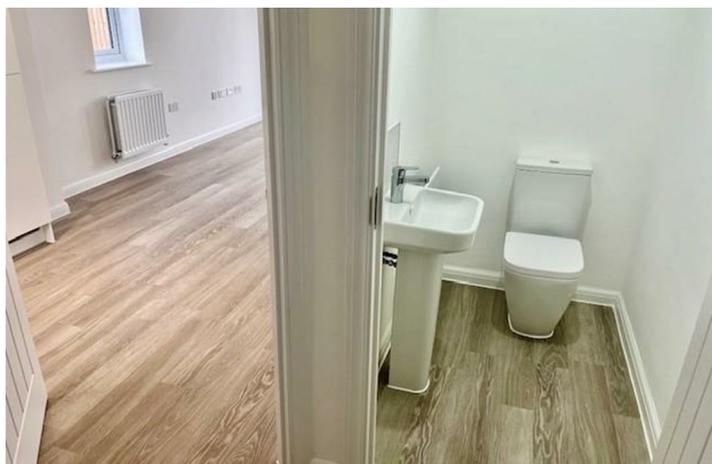
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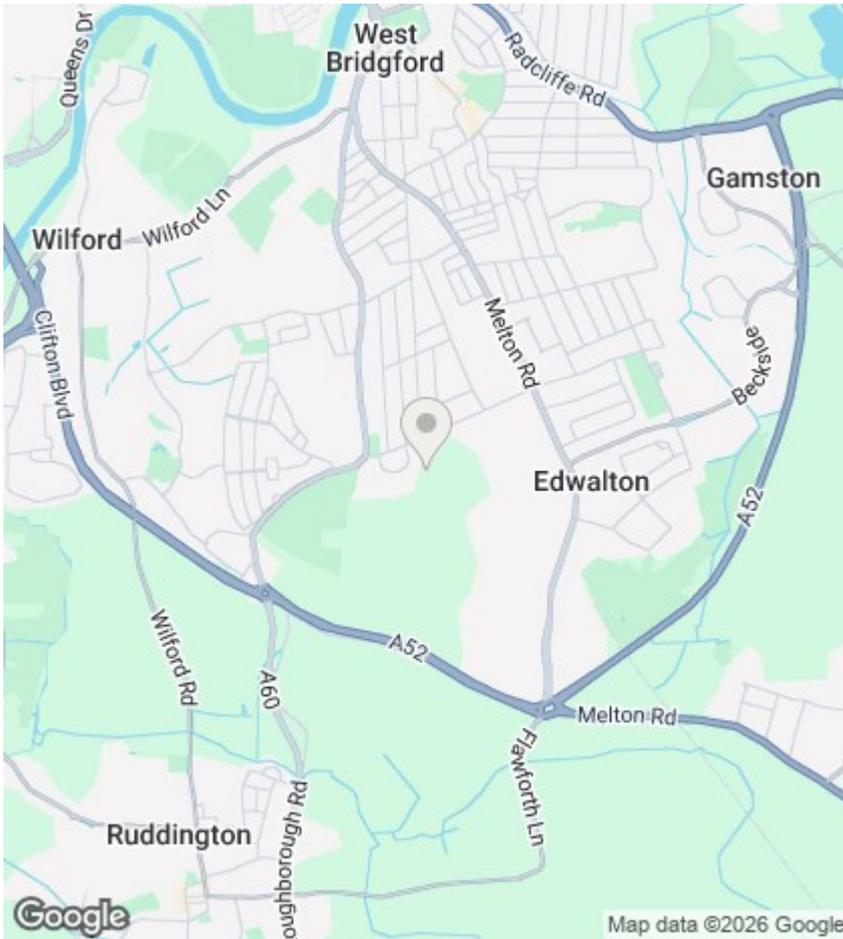
A newly built 2 double bedroom, unfurnished semi detached house having the benefit of FGCH, UPVC double glazing, off street driveway parking and fitted electric car charging point situation on the popular "Edwalton Fields" development, the internal accommodation comprises: hallway, ground floor WC, open plan lounge/fitted kitchen (to include hob, oven, fridge/freezer, washer and dishwasher) 2 good sized first floor bedroom and a fitted family bathroom with shower.

An ideal professional let, Available NOW.



Council Tax Band: New Build





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	90
(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	