



## 11 City Road FF Front Bedroom, Beeston, Nottingham, NG9 2LQ

£650 PCM

- 1 Bathroom
- 1 Bedroom
- Small Garden
- Sorry, No Children
- House Share
- 1 Receptions
- Permit Parking Available
- Sorry, No Smokers
- Furnished Property
- Beeston

# 11 City Road FF Front Bedroom, Nottingham NG9

**\*\*EXCELLENT ENSUITE BEDROOM TO LET IN SHARED HOUSE WITH BILLS INCLUSIVE\*\* LAST ROOM AVAILABLE\*\***

Robert Ellis are delighted to offer for rent this modern ensuite double bedroom in a shared house which has been recently refurbished to a high-quality standard. Located in the popular area of Beeston, close to the town centre and local transport links. Offered on a fully furnished basis the property briefly comprises: Entrance hall, communal living room and kitchen with appliances and attic bedroom. To the rear is a small low maintenance garden

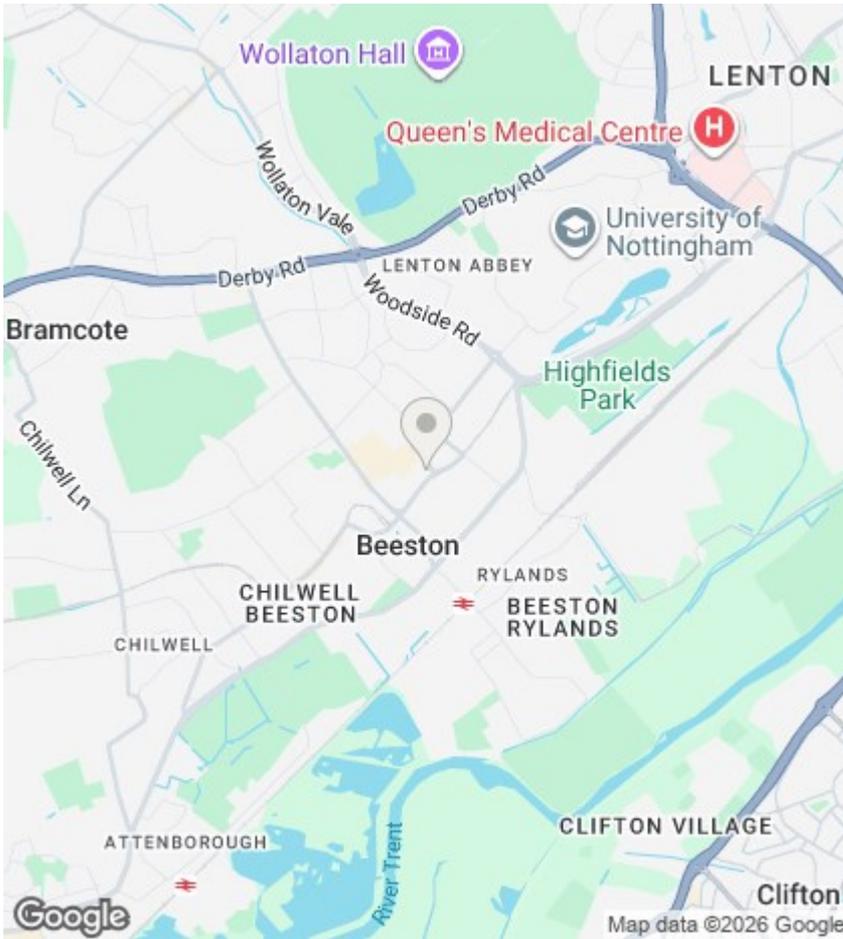
Rental price includes gas, electric, water, council tax and internet.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

## EPC Rating:

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 	