



## 2 Nicholas Road, Bramcote, Nottingham, NG9 3LP

**£875 PCM**

- 1 Reception
- Street parking Available
- Sorry, No Smokers
- Unfurnished Property
- Bramcote
- 2 Bedrooms
- Small Garden
- Children Welcome
- Bungalow

# 2 Nicholas Road, Nottingham NG9 3LP

\*\* GOOD QUALITY BUNGALOW WITH GOOD TRANSPORT LINKS TO A52 AND M1 MOTORWAY\*\*

Robert Ellis are pleased to offer this unfurnished TWO bedroom recently refurbished bungalow with UPVC double glazing and GFCH. The property comprises: Entrance hall, living room with electric fire, modern fitted kitchen (with hob, oven, fridge freezer & washing machine), master bedroom, further single bedroom and a three-piece bathroom suite with shower over bath. Outside to the rear is a small, enclosed garden with lawn and decked area. Accompanied viewings. Beeston office. Available April 4th 2026.

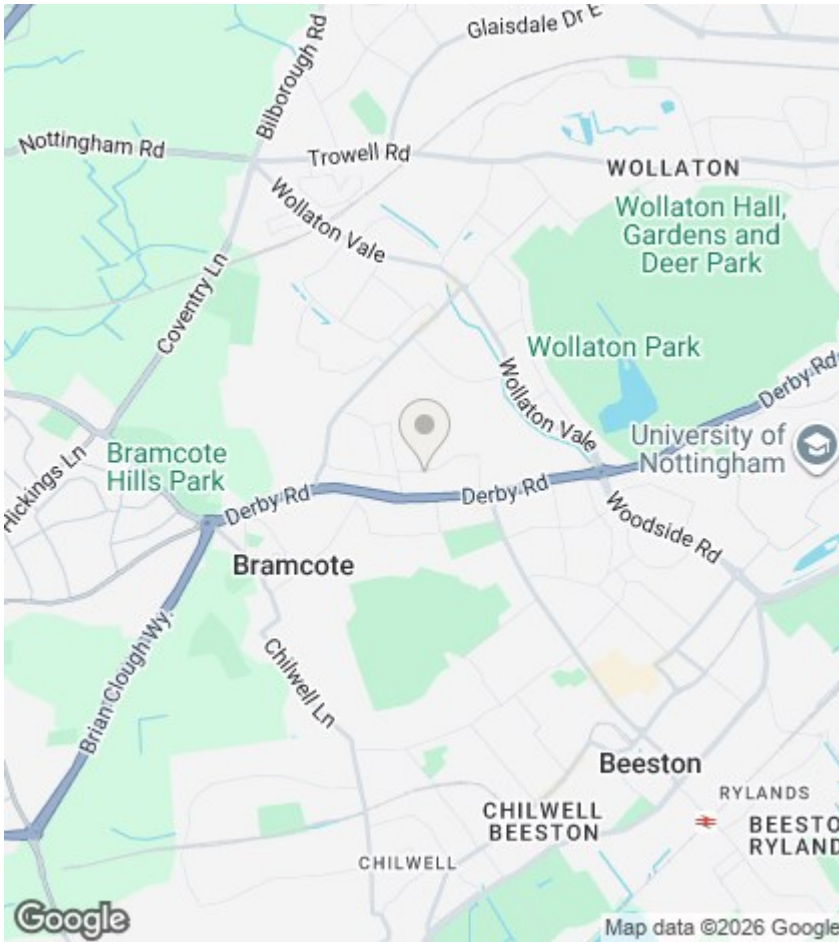
Council tax band - B



Council Tax Band: B







## 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  |           |