



## 56 Lace Street, Dunkirk, Nottingham, NG7 2JG

£1,100 PCM

- 1 Bathroom
- 3 Bedrooms
- Medium Sized Garden
- Children Welcome
- Semi Detached House
- 1 Receptions
- Permit Parking Available
- Sorry, No Smokers
- Unfurnished Property
- Dunkirk

# 56 Lace Street, Nottingham NG7 2JG

\*\*\*THREE BEDROOM SEMI DETACHED HOUSE - CLOSE TO QUEENS MEDICAL CENTRE\*\*\*

Robert Ellis are pleased to offer to the market this three bed semi-detached house located in a great location close to local shops, school and local amenities. Offered unfurnished, the property briefly comprises; Entrance hall, dining room, lounge, fitted kitchen, lean-to, and a utility room to the ground floor. To the first floor is two good sized double bedrooms, a further single and bathroom.

To the front of the property there is a small low maintenance patio area with gated side access leading to the generous enclosed rear garden, which includes a patio, artificial lawn and fence boundaries.

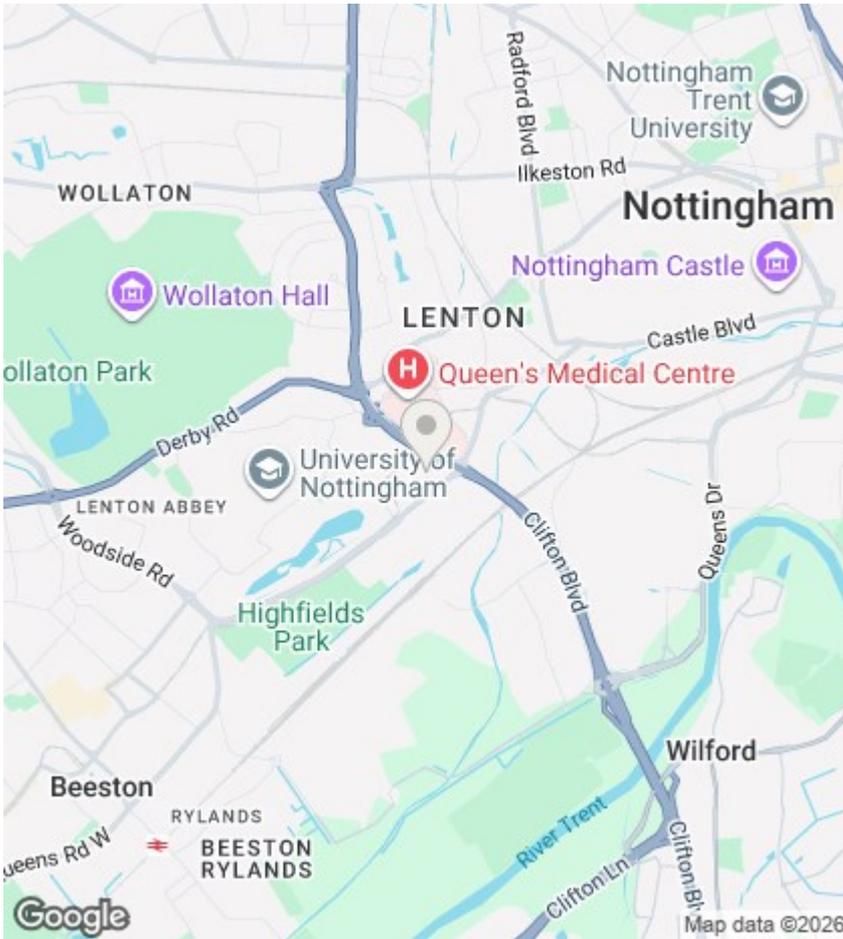
Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and a versatile living space.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	