



95 Denison Street, Beeston, Nottingham, NG9 1DQ

£1,695 Per Calendar Month

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\*\*\*SPACIOUS 3/4 BEDROOM HOME IN THE HEART OF BEESTON - IMMACULATELY PRESENTED\*\*\*

Robert Ellis are pleased to present this beautifully maintained home, ideally situated in the sought-after area of Beeston. Conveniently located close to local schools, everyday amenities and excellent transport links to the QMC and Nottingham City Centre, this property offers both comfort and practicality.

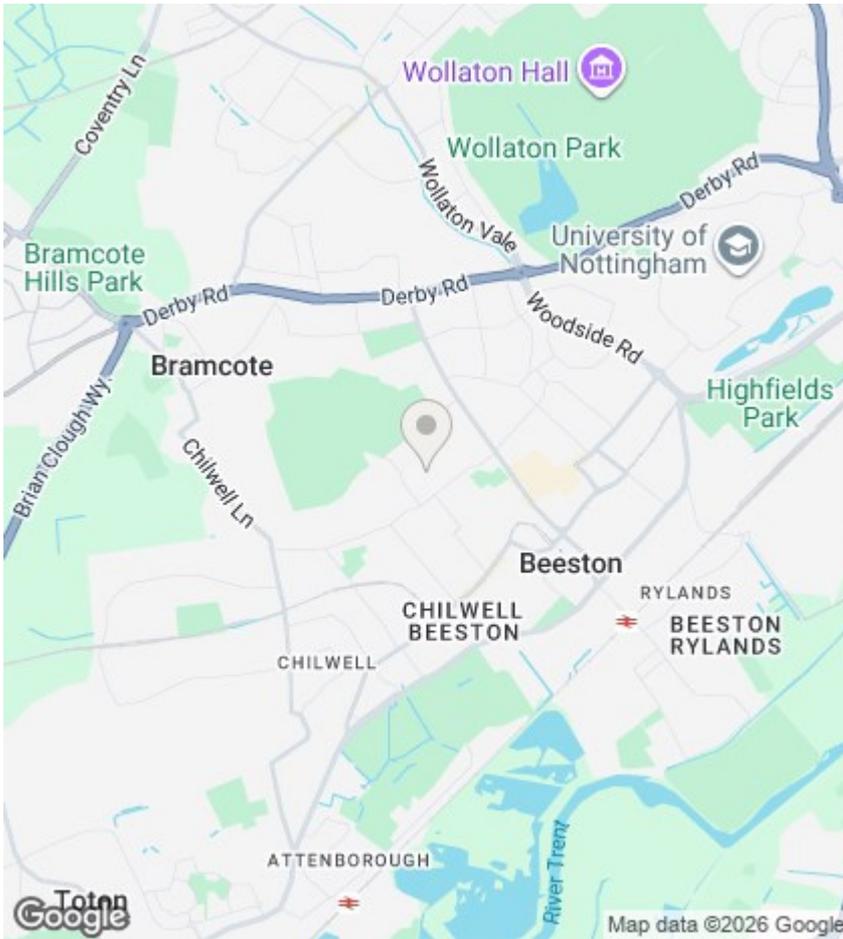
Offered unfurnished, the accommodation comprises: an inviting entrance hall, downstairs WC, a bright lounge featuring a large bay window, a separate reception room, and a stunning open-plan kitchen with bi-fold doors opening onto the rear garden. A separate utility room completes the ground floor.



Council Tax Band: C







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	