



43 Main Road, Watnall, Nottingham, NG16 1HE

£1,100

- Watnall
- 2 bedrooms
- Fitted kitchen - integrated appliances
- Single driveway
- Council Tax - B
- Semi-detached cottage
- 2 reception rooms
- Large family bathroom
- Easy to maintain garden
- EPC - D

43 Main Road, Nottingham NG16 1HE

*** A TWO DOUBLE BEDROOM, SEMI-DETACHED COTTAGE SITUATED IN THE POPULAR VILLAGE OF WATNALL ***

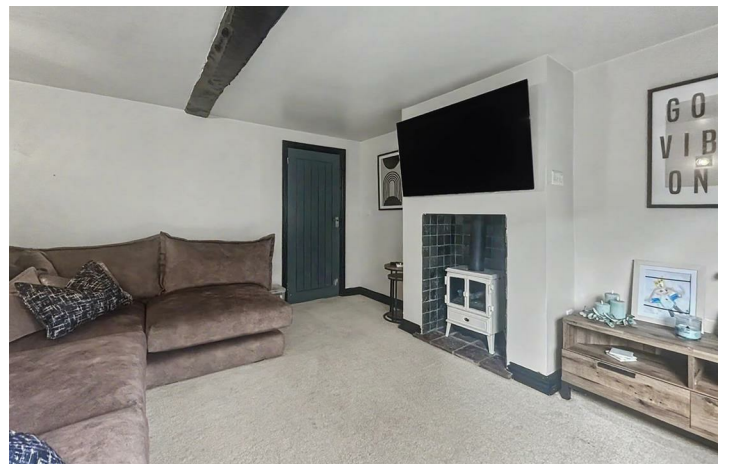
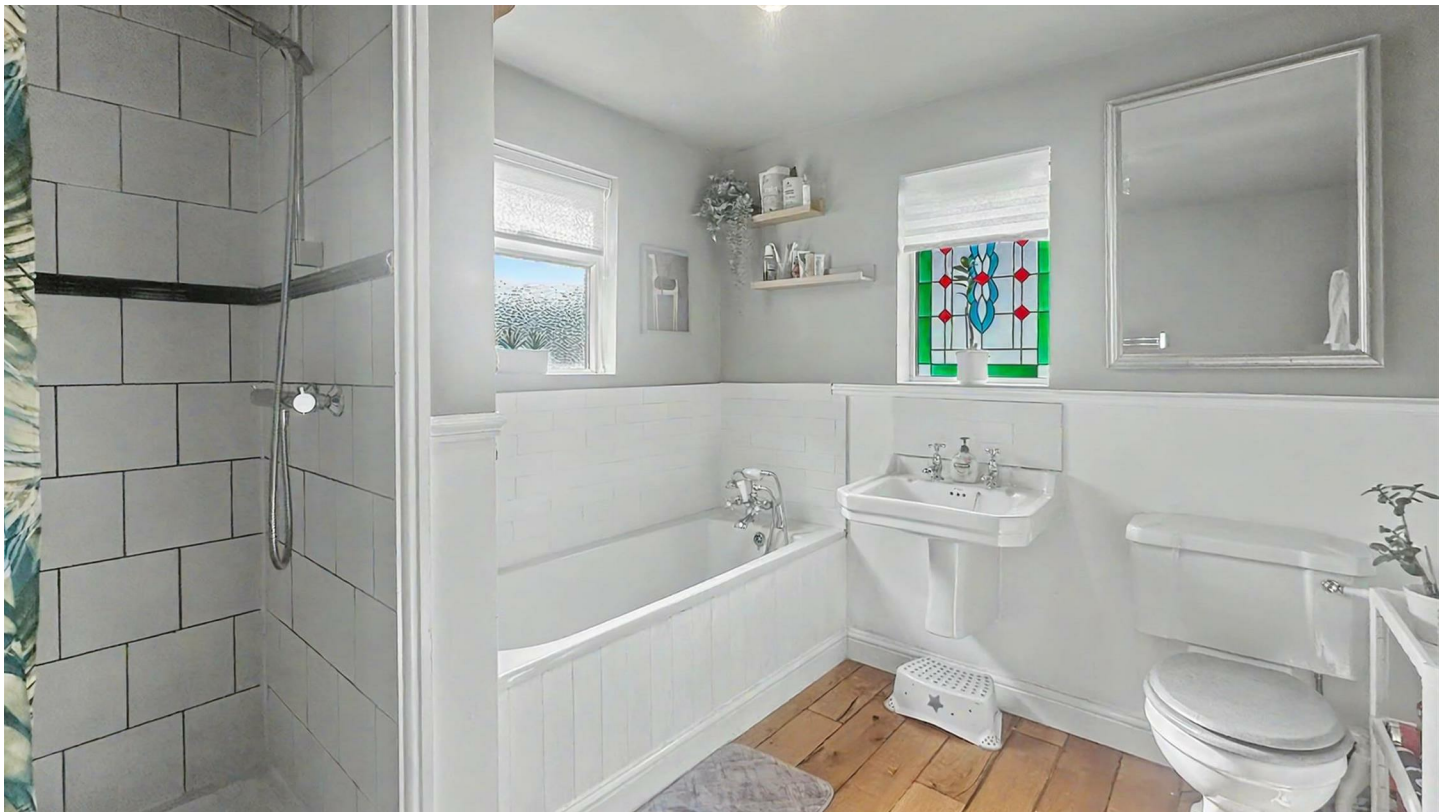
Robert Ellis Lettings are pleased to offer to the rental market this well presented two double bedroom semi-detached cottage, situated in the sought-after residential location of Watnall.

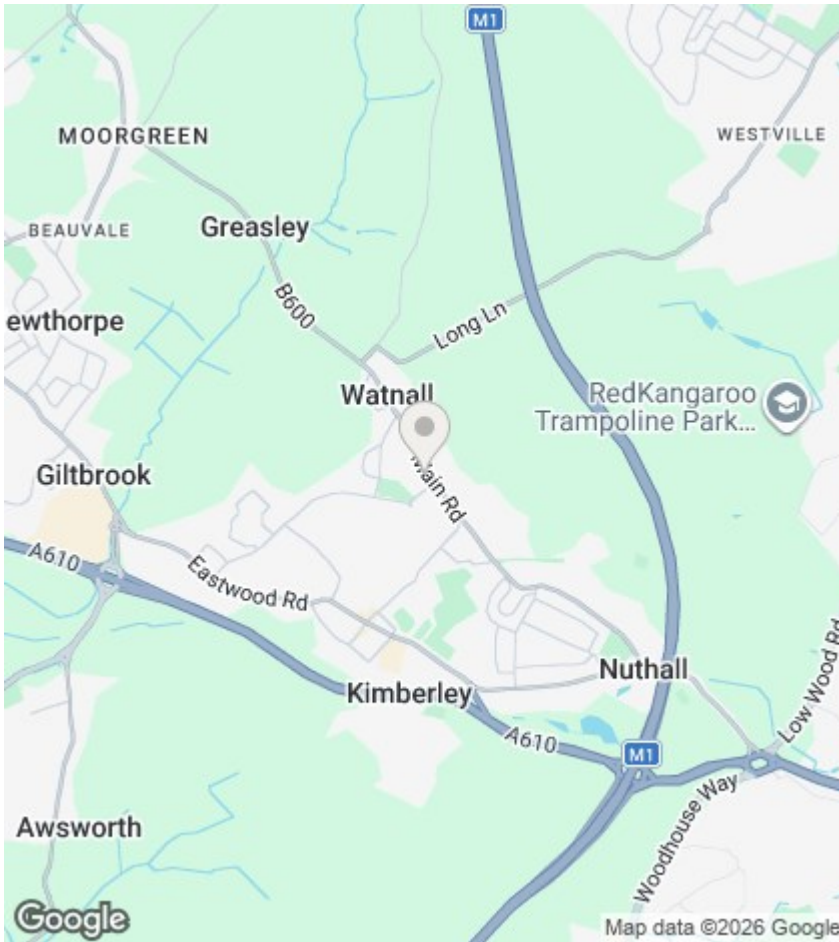
The property provides generous living accommodation and benefits from off-street parking and a low maintenance rear garden. Ideally located for access to a range of local amenities, with nearby Kimberley offering a variety of shops, supermarkets and eateries. There are excellent transport links to Nottingham and the surrounding areas, as well as easy access to nearby countryside and walking routes.

The accommodation briefly comprises of: entrance hallway with useful under-stairs storage, front sitting room, separate main lounge, and a spacious kitchen-diner to the rear, complete with integrated fridge, freezer,



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	