



## 6 Patient Close, Chilwell, Nottingham, NG9 4HA

**£950 PCM**

- 2 Bedrooms
- Small Garden
- Sorry, No Smokers
- Furnished Property
- Chilwell
- Sorry, No DSS
- Sorry, No Pets Allowed
- Children Welcome
- Mid Terraced House
- Driveway Parking Available

# 6 Patient Close, Nottingham NG9 4HA

\*\*\*MODERN 2-BEDROOM FURNISHED TOWNHOUSE - AVAILABLE NOW\*\*\*

Excellent two double bedroom mid-townhouse offered fully furnished and ideally located. The property features full UPVC double glazing, gas central heating, security alarm system, driveway parking, and a private enclosed rear garden.

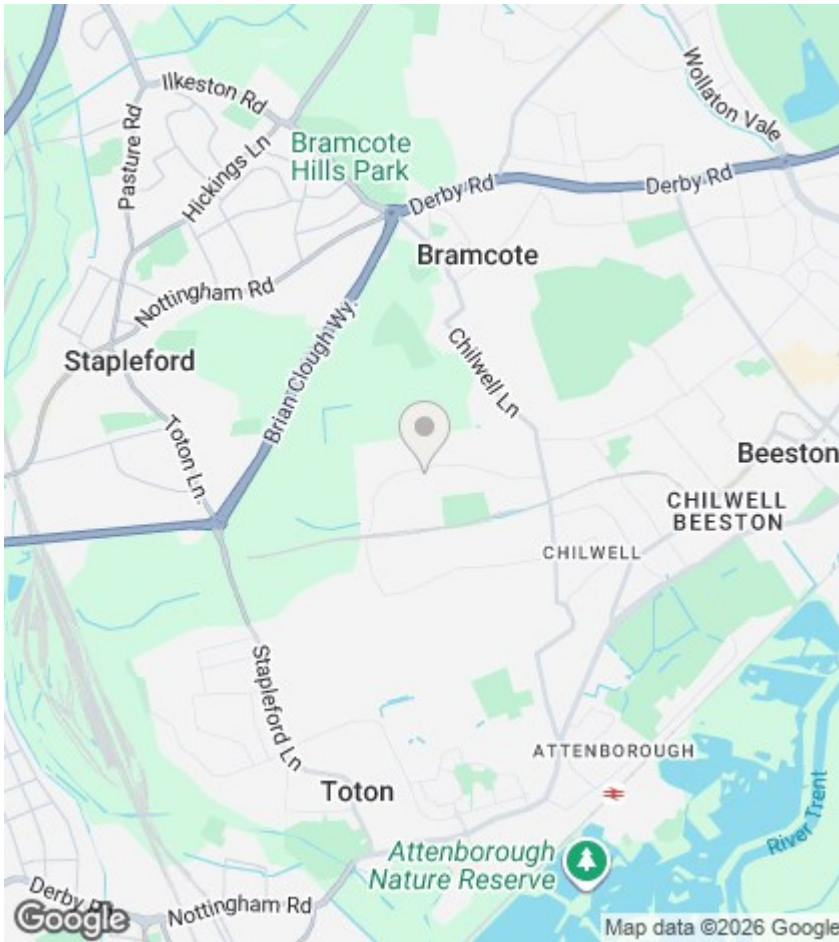
Inside includes a spacious lounge, modern fitted dining kitchen with integrated hob, oven, dishwasher, fridge freezer, and washing machine, plus a convenient downstairs WC. Upstairs offers two generous double bedrooms and a contemporary bathroom with shower.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(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	