



## 39 School Lane, Beeston, Nottingham, NG9 5EH

£1,350 PCM

- 2 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Unfurnished Property
- Beeston
- 3 Bedrooms
- Small Garden
- Children Welcome
- Detached House

# 39 School Lane, Nottingham NG9 5EH

\*\*\*UNFURNISHED THREE/FOUR BED DETACHED HOME WITH LARGE DRIVEWAY\*\*\*

Robert Ellis are delighted to offer to the market this well presented three/four bedroom property, located close to local amenities, transport links and popular schools. The property briefly comprises; Entrance hall, good sized living room with patio doors, modern kitchen/diner and a further reception room/bedroom. To the 1st floor is two double bedrooms, one with an ensuite shower room, further single bedroom and a family bathroom with bath and a shower over. The property boasts a large driveway for multiple cars, garage and a slabbed and faux grass area to the rear.

Available early June - Accompanied Viewings - Beeston Office

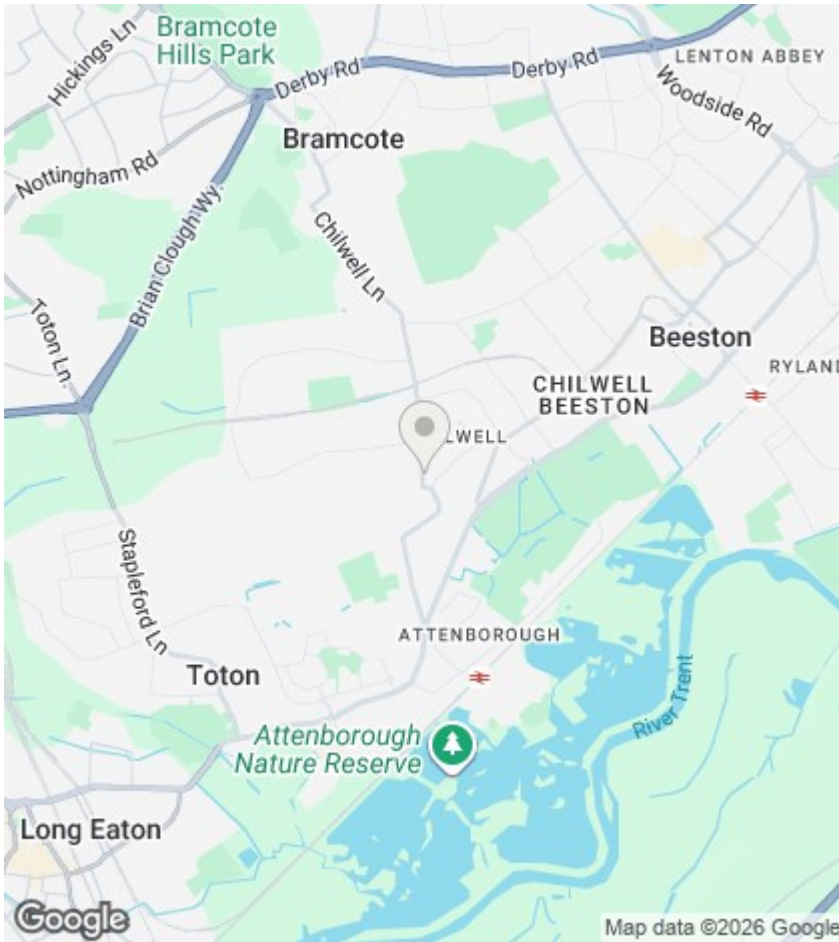
Council tax band - D



Council Tax Band:







## 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			83
(69-80) C		71	
(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	