



## 12 Edenbridge Court, Wollaton, Nottingham, NG8 2RS

**£895 PCM**

- 1 Bathroom
- 2 Bedrooms
- Medium Sized Garden
- Children Welcome
- Bungalow
- 1 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Unfurnished Property
- Wollaton

# 12 Edenbridge Court, Nottingham NG8 2RS

**\*\*STUNNING BUNGALOW IN THE HEART OF WOLLATON CLOSE TO SHOPS & AMMENTIES\*\***

This beautifully presented TWO-bedroom bungalow has been lovingly re-decorated and briefly comprises: Entrance Hall, large lounge/diner with feature fire and patio doors to rear, kitchen (with oven, hob and integrated fridge) with access to garage and utility area, two large double bedrooms and bathroom with shower over bath. To the rear of the property there is an enclosed garden, good size driveway and front garden. Offered unfurnished. Available early August 2026. Accompanied viewings. Beeston office.

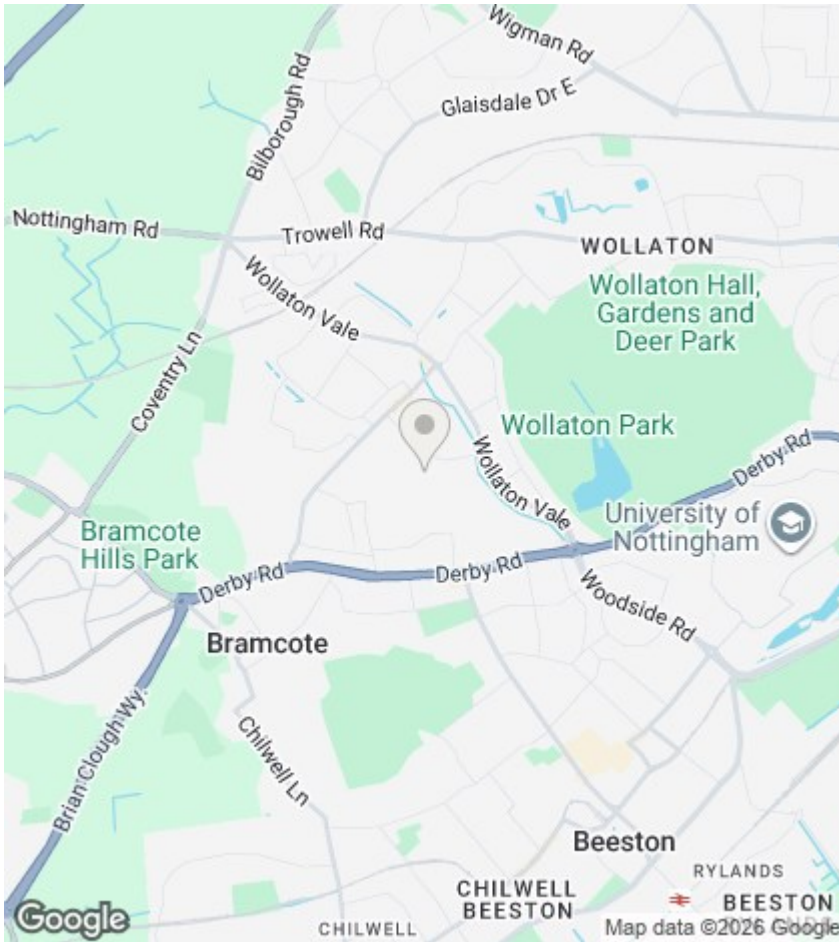
Council Tax Band - C.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	