



3 Lynton Road, Beeston, Nottingham, NG9 4FT

£1,250 PCM

- 1 Receptions
- Driveway Parking Available
- Sorry, No Smokers
- Furnished Property
- Beeston
- 3 Bedrooms
- Large Garden
- Children Welcome
- Semi Detached House

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****IMMACULATE PROPERTY** **THREE DOUBLE BEDROOMS****

Robert Ellis are delighted to offer for rent this beautifully appointed THREE double bedroom semi detached property with double glazing, gas central heating and driveway parking for two cars. The property comprises: Entrance hallway, spacious lounge with duel fuel log fire and open plan modern kitchen (with oven & hob, fridge freezer, washing machine and dish washer) and conservatory to rear. To the first floor are three double bedrooms (bedroom two with storage built in) and fitted bathroom with modern white suite and shower. Outside the property benefits from a large size garden with decked area and shed. MUST VIEW TO FULLY APPRECIATE! Offered furnished.

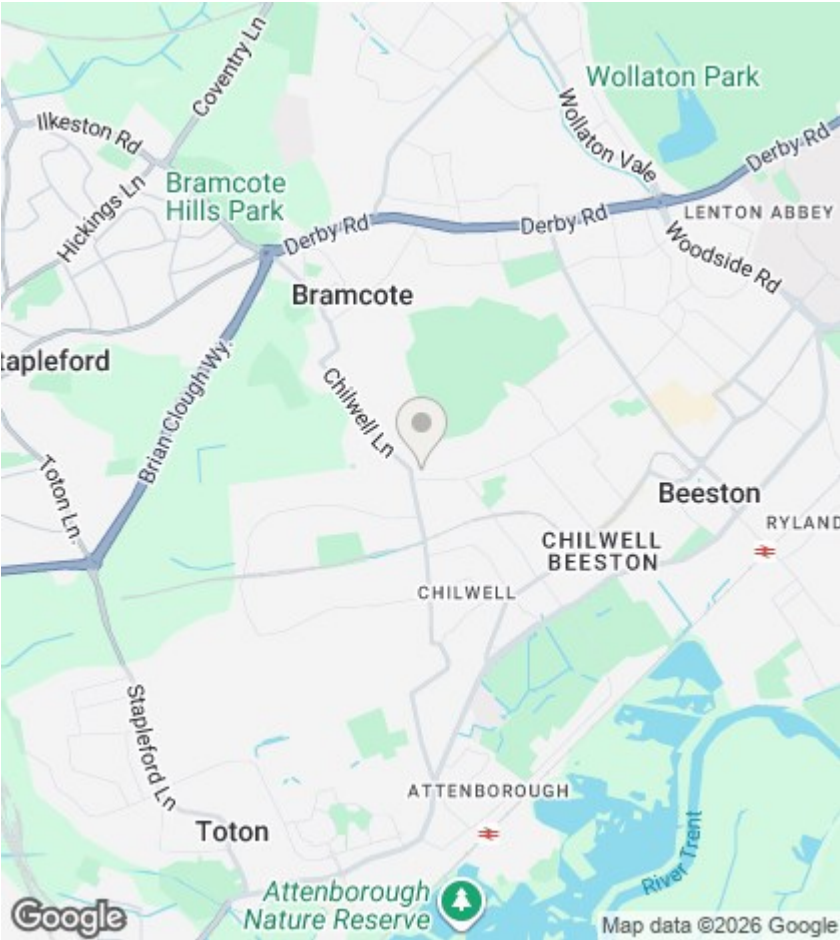
Available from the end of August. Accompanied Viewings. Beeston office.

Six or Twelve Month tenancy considered. Council Tax Band- B.



Council Tax Band:





Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC