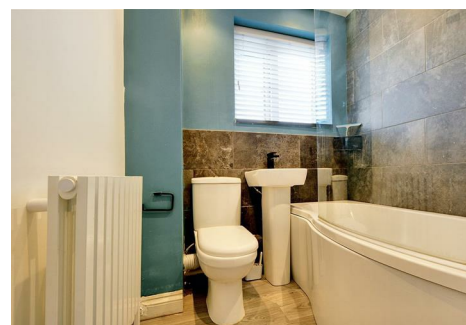




**2a Hillfield Road, Stapleford, Nottingham, NG9 8PT**

**£875 PCM**

- 1 Bathroom
- 2 Bedrooms
- Large Garden
- Flat
- Council Tax - A
- 1 Reception
- Driveway Parking Available
- Unfurnished Property
- Stapleford
- EPC Rating - C

# 2a Hillfield Road, Nottingham NG9 8PT

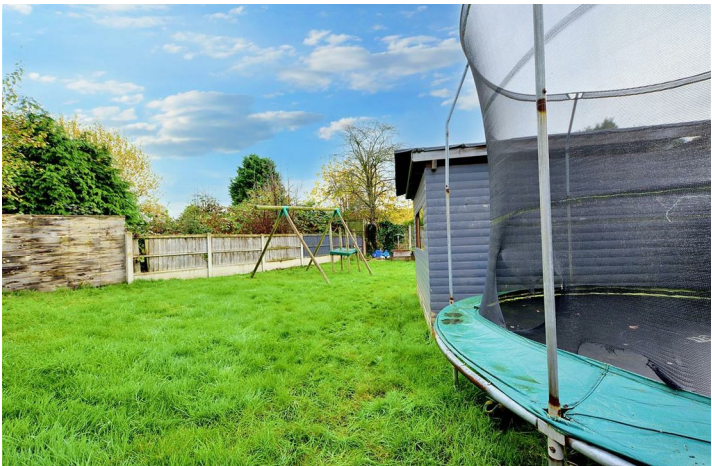
\*\*\* SPACIOUS TWO BEDROOM PROPERTY WITH LARGE REAR GARDEN & OFF-ROAD PARKING IN STAPLEFORD \*\*\*

Robert Ellis are pleased to offer to the market this well-presented two bedroom property, situated on the outskirts of Stapleford within a quiet residential area and walking distance of local amenities and transport links. A well-maintained property offering bright living space, modern kitchen facilities and excellent outdoor space, ideally positioned.

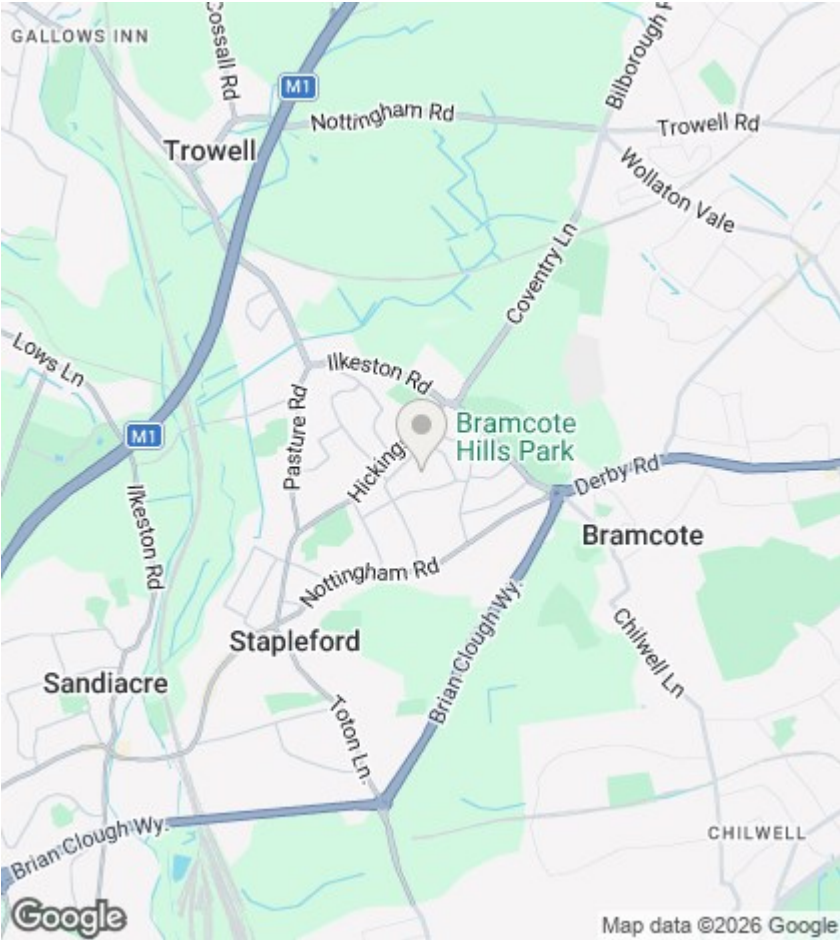
The property is presented in excellent condition throughout and briefly comprises: entrance hallway with useful enclosed storage and stairs rising to a modern first-floor landing, two good-sized bedrooms, a spacious living room featuring a contemporary feature wall and shelving, a fitted kitchen with a range of wall and base units, integrated oven and hob, and a family bathroom fitted with a bath and shower over.



Council Tax Band: A







Directions

Viewings

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

EPC Rating:  
C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      | 74                      |
| (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 |