



England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Current
	Potential
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
Not energy efficient - higher running costs	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
	72
	88



Third Avenue
Nottingham NG4 3LL
£595 PCM



REFURBISHED to a high standard this lovely end town house is available now.

Superb, three bedroom home in excellent location, close to Phoenix Infants School, Priory Junior School and the All Hollows Primary School. BRAND NEW KITCHEN with doors opening onto paved patio area and enclosed garden beyond. Fully tiled bathroom with new white suite. Tastefully carpeted and decorated. Viewing essential to appreciate this lovely property.

The property briefly comprises of;
 "Entrance hallway
 "Spacious lounge
 "Dining area opening onto to brand new kitchen.
 * Patio doors leading to an enclosed garden
 "Two double bedrooms
 "One single bedroom.
 "Family bathroom

Council tax band; A EPC rating; C

Rent excludes the tenancy deposit and administration fees. Please



contact us for further information or visit our website.

- Refurbished to a high standard
- Brand new kitchen
- New carpets throughout
- Newly decorated
- Close to schools
- Council tax band;A
- EPC Rating; C

