



**92 Wollaton Vale, Nottingham,
Nottinghamshire NG8 2PN**

£1,495 pcm

Tel: 0115 9680268



- Large Enclosed Rear Garden
- Parking and Driveway
- Council Tax Band D
- Desired Location
- Detached Family Home
- Two Reception Rooms
- Three Double Bedrooms

This property would make a great family home with its charming original features, high ceilings, two reception rooms, three double bedrooms, garage and large enclosed rear garden. situated in a great location with good links to all hospitals and Nottingham City.

The property comprises of a large entrance hall which leads to two spacious light reception rooms both with feature fireplaces. The front lounge benefits from a nice bay and the dining room has ornate french doors leading into the enclosed rear garden

There is a kitchen at the rear of the property that leads to the back porch and garage which has lots of storage, the kitchen also benefits from a pantry.

The first floor has three double bedrooms, one with fully fitted wardrobes, a great landing with large window letting in lots of light.

The bathroom has a double shower enclosure and sink with a separate toilet.

The garden has lawned and patio areas with amazing fruit trees, mature shrubs and shed to the rear. Front garden, driveway for one car.

Council Tax Band: D



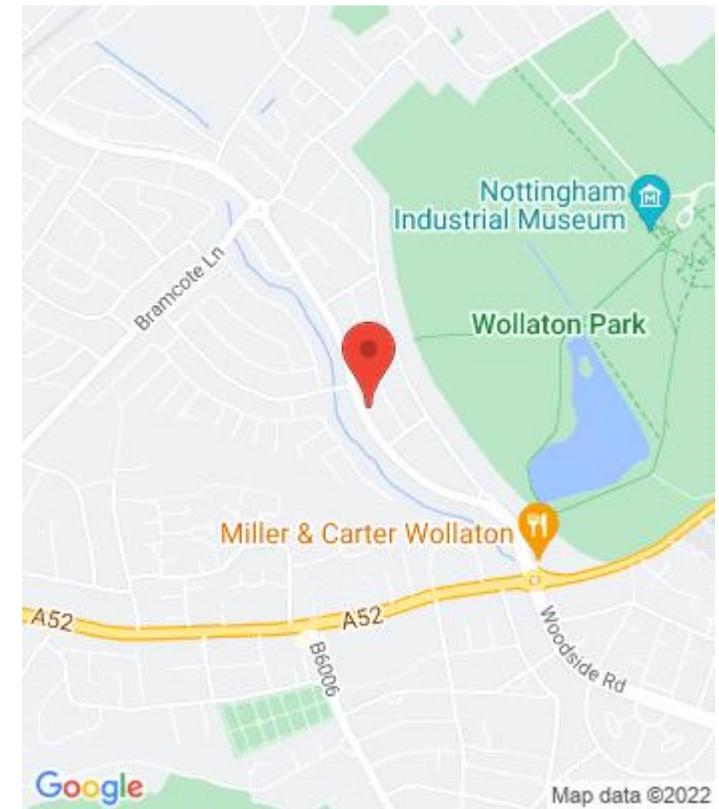












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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