



**10 Marhill Road, Carlton, Nottingham NG4 3AH**

**£725 pcm**

Tel: 0115 9680268



- Fitted Kitchen
- Good location
- council tax band A
- 2 Double Bedrooms
- Two Reception Rooms
- Decorated Throughout

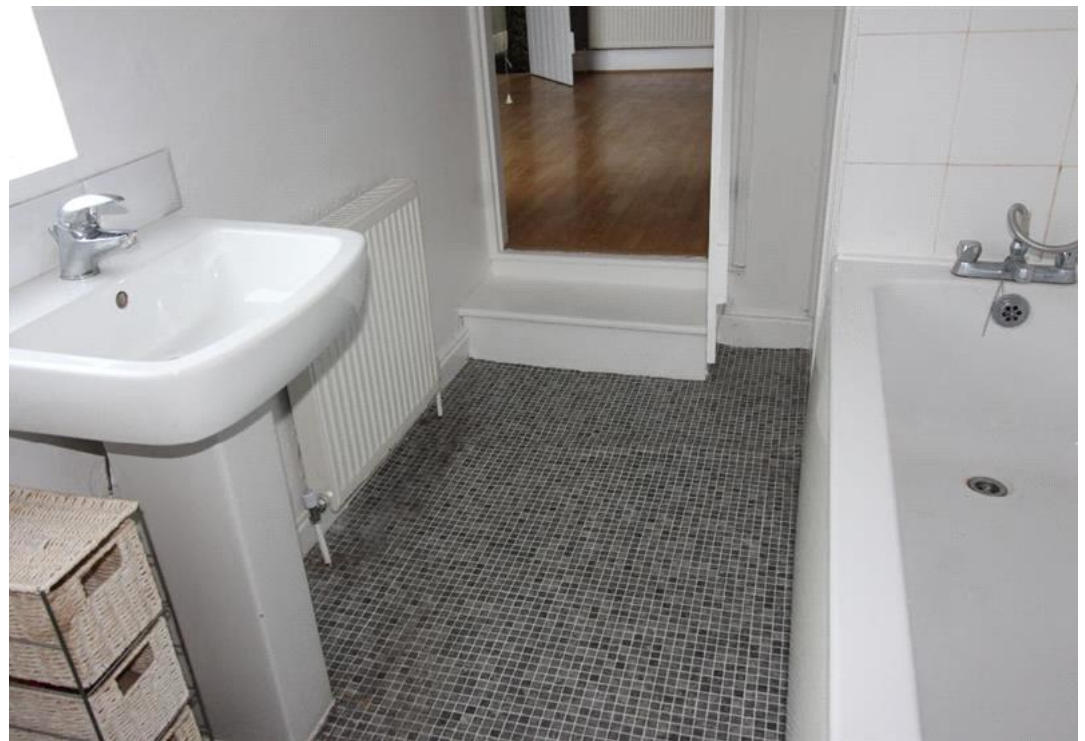
This is a lovely spacious two double bedroom terraced property with two large reception rooms, fully fitted kitchen with modern white high gloss units. This property has undergone decorating throughout. There are two double bedrooms and a family bathroom off the second bedroom which contains a modern white three piece suite.

There is small front garden. At the rear there is a garden with lawned and decking areas.

Would make a lovely family home

Council Tax Band: A









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