



**44 Denholme Road, Nottingham,  
Nottinghamshire NG8 4GQ**

**£975 pcm**  
Tel: 0115 9680268



- Driveway
- council tax band B
- Two Bedroom Home
- Desired Location
- Dining Kitchen
- Enclosed Rear Garden

This attractive two double bedroom semi-detached home is ideally located in a quiet and desirable cul-de-sac in Wollaton.

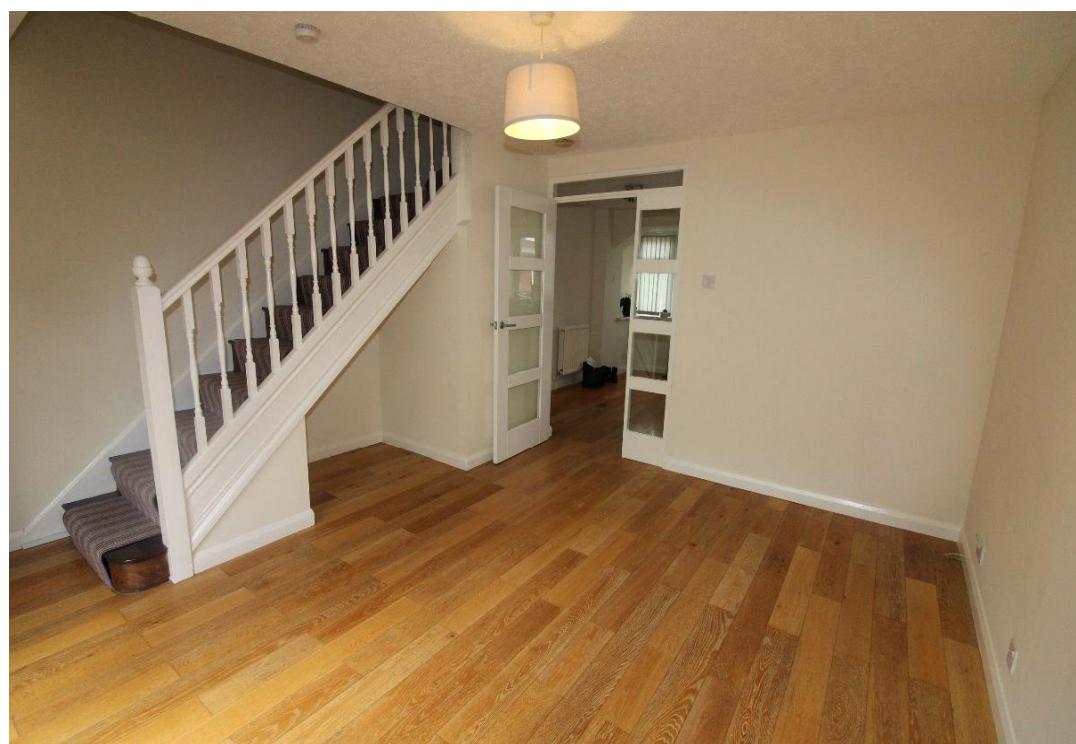
The ground floor offers a modern, spacious kitchen/diner and a generous living room with French doors opening onto a well-maintained, enclosed rear garden. The garden features patio and lawned areas set over two levels, along with a useful garden shed.

Upstairs, the property benefits from two double bedrooms, one of which includes a walk-in wardrobe. The family bathroom is fitted with a white three-piece suite and a shower over the bath.

The property has been tastefully decorated throughout. To the front, there is a small garden and a driveway providing off-street parking for two cars.

This is a fantastic home in a sought-after location and is expected to attract strong interest - early viewing essential.

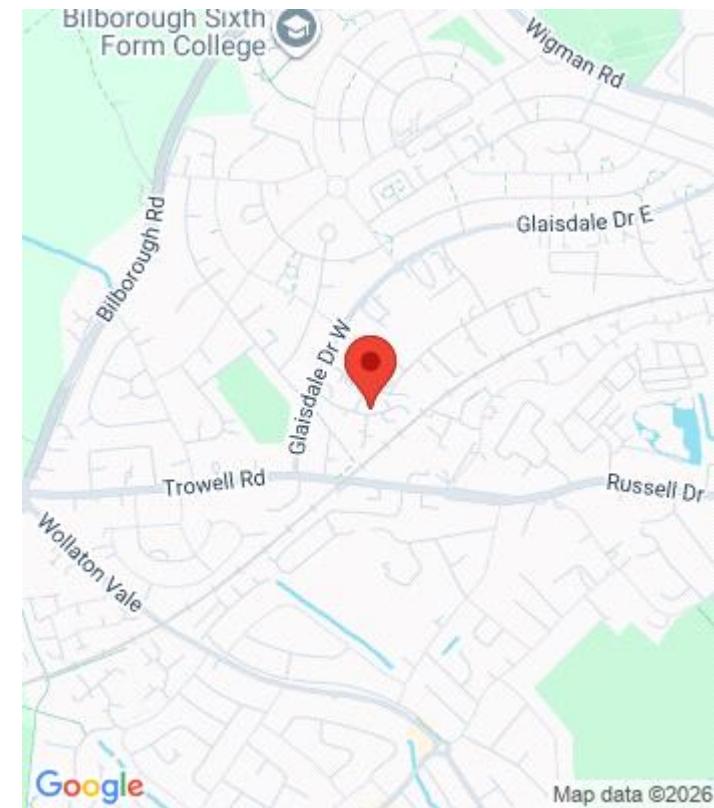
Council Tax Band: B











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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