



**121 Valley Road, Nottingham,
Nottinghamshire NG5 3BL**

£1,295 pcm

Tel: 0115 9680268



- Driveway & Garage
- Good location
- council tax band B
- Good Transport Links
- Council Tax Band D
- 4 Bedroom Family Home
- Decorated Throughout
- Beautifully Presented
- Dining Kitchen
- Bathroom and En-Suite

This well-presented traditional semi-detached house offers a well-balanced and generous proportioned space both internally and externally.

The accommodation comprises an entrance hallway, bright spacious lounge with bay window and french doors leading to the garden. Fully fitted dining the kitchen with new modern cream kitchen units and worktops with top of the range new combi boiler. There is a large downstairs brand new bathroom with three piece suite and shower. To the first floor landing there are four bedrooms, three doubles, one single, the master bedroom has a large ensuite with shower enclosure with rainforest shower.

Externally to the front of the property there is a garage and parking for 6 cars.

The rear garden is enclosed on two levels, with patio area and large lawned area including garden shed for storage. (The garden is having work carried out)

This property has undergone a complete refurb with two new bathrooms, kitchen, brand new central heating system, new flooring and decor throughout giving it a modern look.

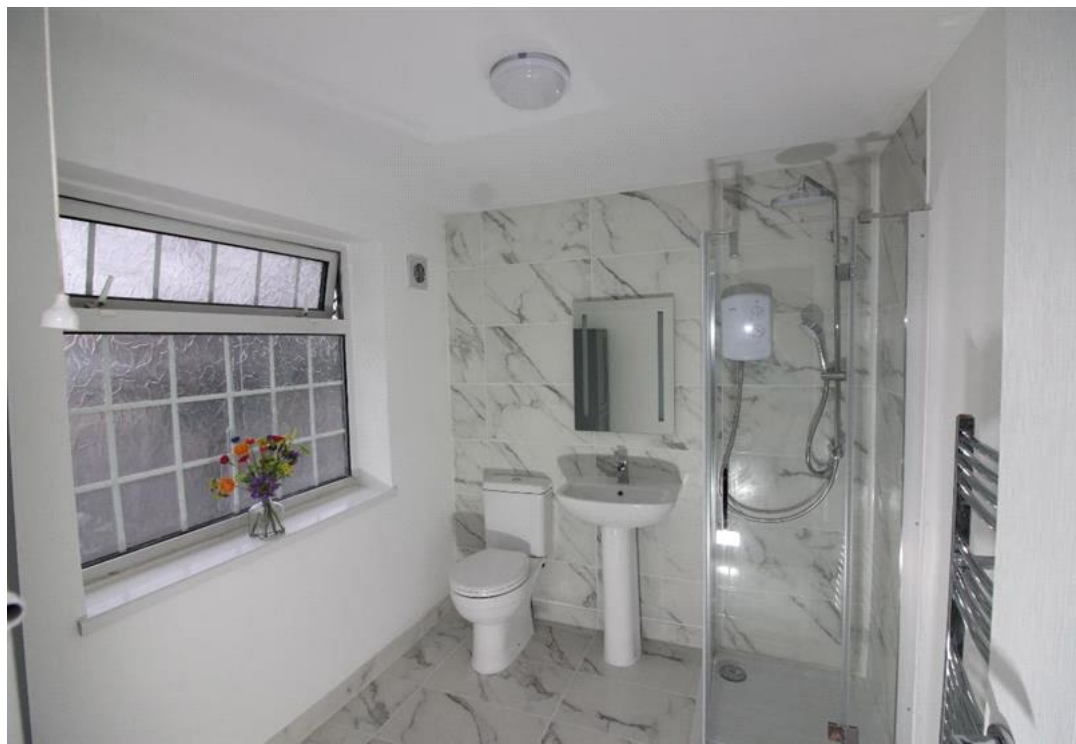
Council Tax Band: B





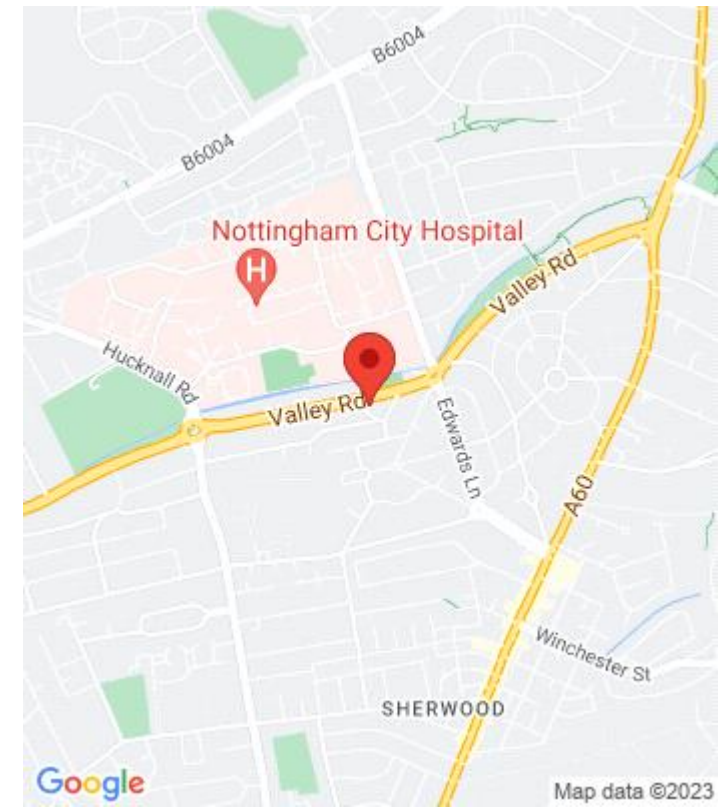












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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