



**19 Woodsford Grove, Nottingham,  
Nottinghamshire NG11 8FG**

**£480 pcm**  
Tel: 0115 9680268



- Viewing Highly Recommended
- All Bills Included
- 4 Rooms available now
- Great Central Location

Looking for fully furnished, hassle-free accommodation just minutes from the town centre and local amenities? This superb 4-bedroom property is ideally located just a 3-minute walk from NTU Clifton and within easy reach of local shops, supermarkets, and transport links. It's also conveniently placed for Sutton Bonington Campus and QMC.

#### All-Inclusive Rent

No need to worry about bills – your rent covers electricity, gas, water, and high-speed 100Mb Virgin broadband, so you can study, stream, and relax without extra costs.

#### Great Living Space

Enjoy a large, fully equipped kitchen/dining area and a separate cosy sitting room – perfect for group meals, movie nights, or quiet study time.

#### Fully Stocked Kitchen

The kitchen comes with everything you need: gas hob, electric oven, fridge freezer, washing machine, microwave, toaster, sandwich maker, kettles, crockery, and all utensils.

#### Comfortable Bedrooms

Each of the four bedrooms is fully furnished with a bed, wardrobe, chest of drawers, bedside table, desk, chair, and both bedside and reading lamps – everything you need to feel at home.

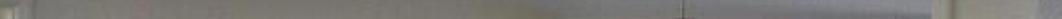
#### Modern Bathroom

The bathroom includes a bath, shower, WC, and extractor fan, all finished to a clean, modern standard.

#### Outdoor Space & Parking

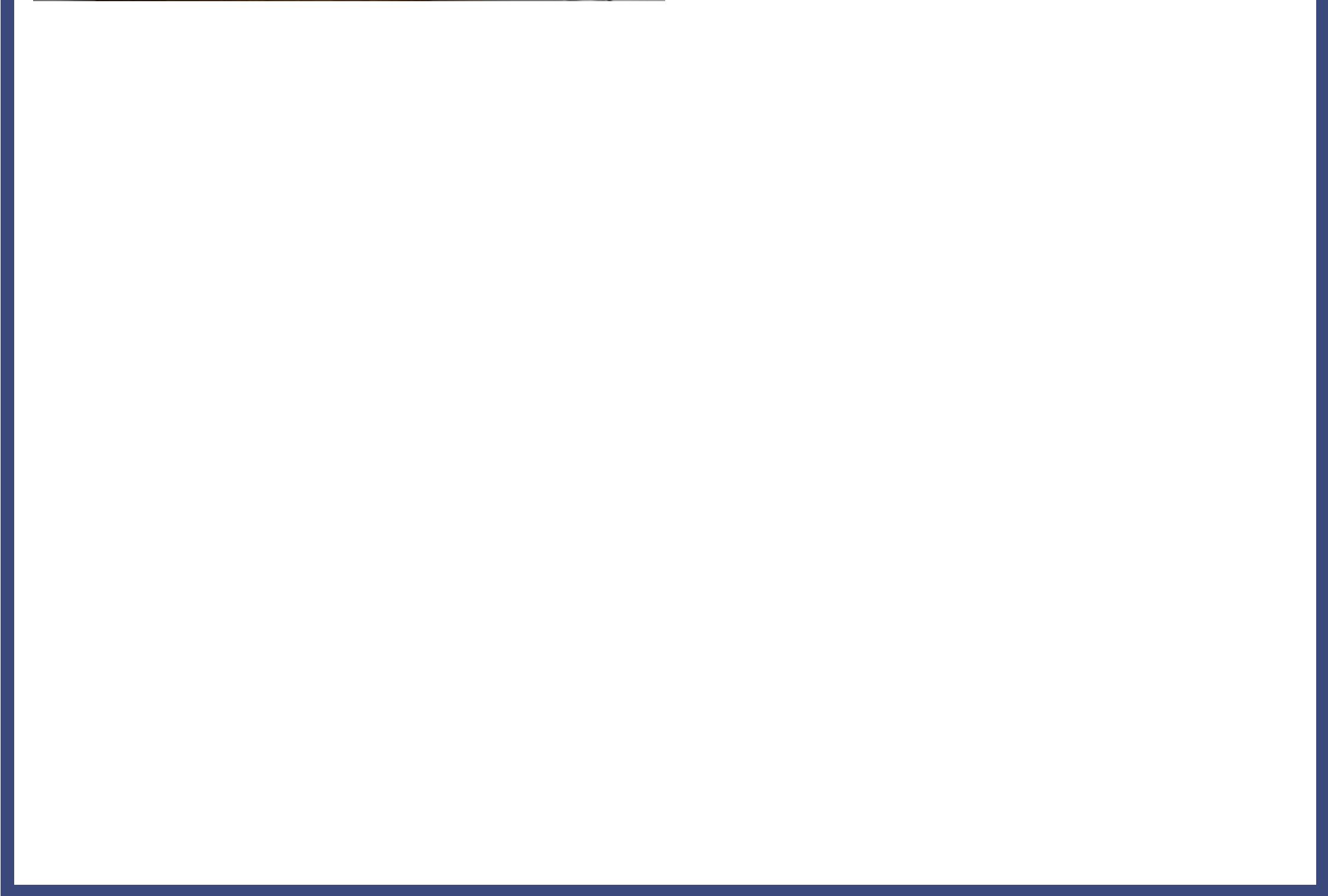
There's a large rear garden perfect for relaxing or studying outdoors, plus a front garden and on street parking available.

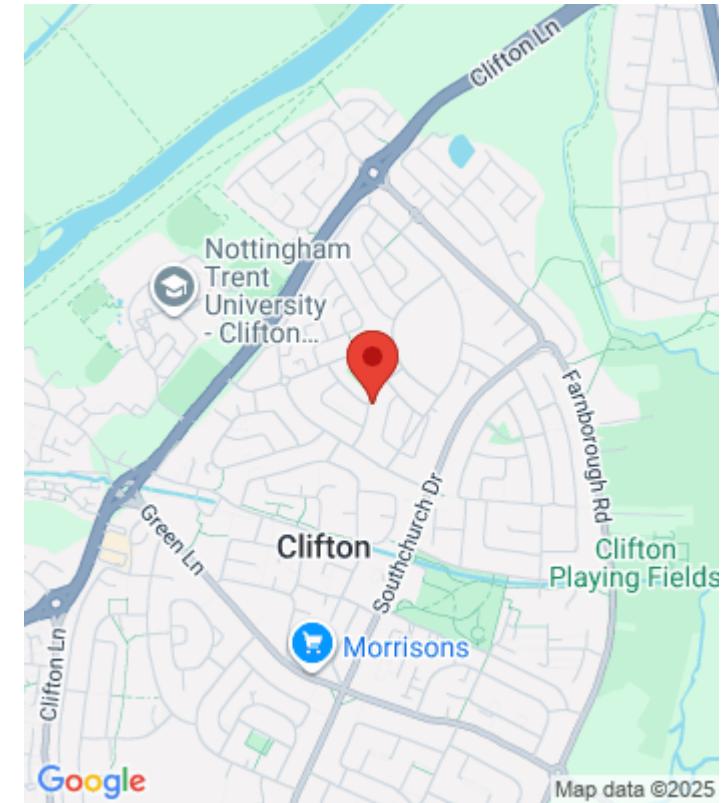
#### Garden details: Rear Garden











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(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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