



**84 Ventnor Rise, Nottingham,
Nottinghamshire NG5 1NW**

£1,200 pcm

Tel: 0115 9680268



- Enclosed Rear Garden
- Ideally Located for Nottingham City Hospital
- Excellent Transport Links to Nottingham City Centre
- Three-Bedroom Home
- Spacious Open-Plan Kitchen/Diner
- Downstairs WC & Utility Area
- Driveway

JMS are pleased to bring to the rental market this well-presented three-bedroom home, situated in a popular and convenient residential location with excellent access to Nottingham City Hospital, Nottingham City Centre and local transport links.

The property offers spacious and practical accommodation, comprising an entrance hallway, comfortable lounge opening through to a fitted kitchen/diner, along with the added benefit of a downstairs WC and utility area.

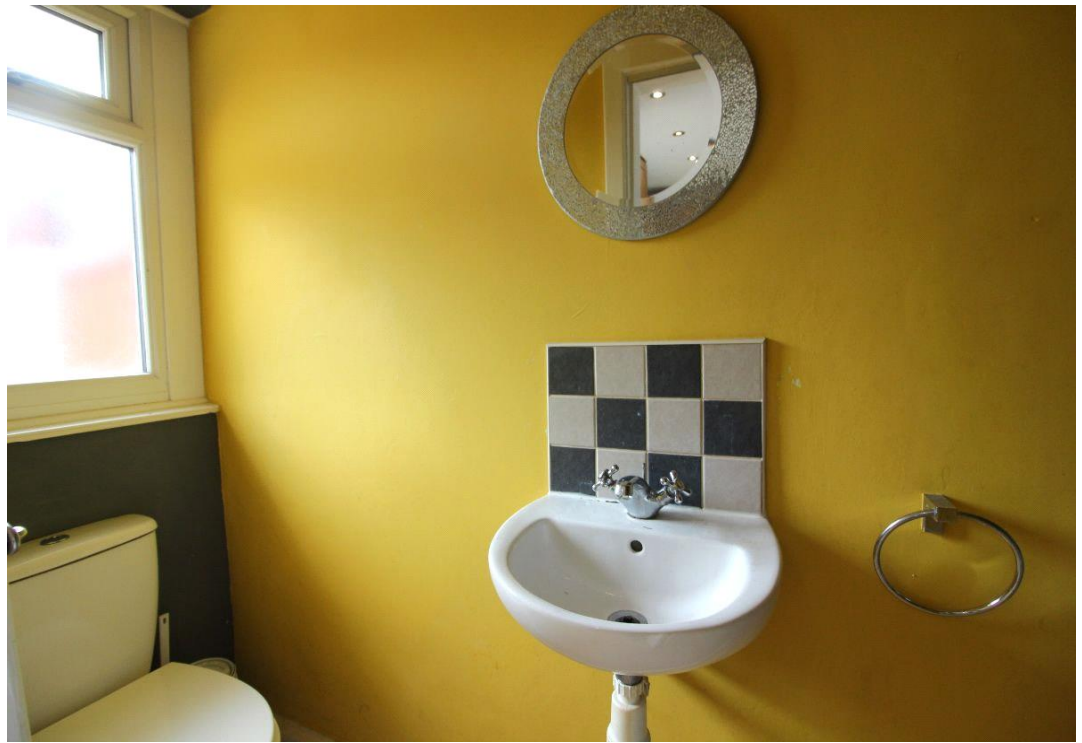
Upstairs are three bedrooms and a modern family bathroom with shower over the bath. The property also benefits from gas central heating, double glazing, an insulated loft space and alarm system.

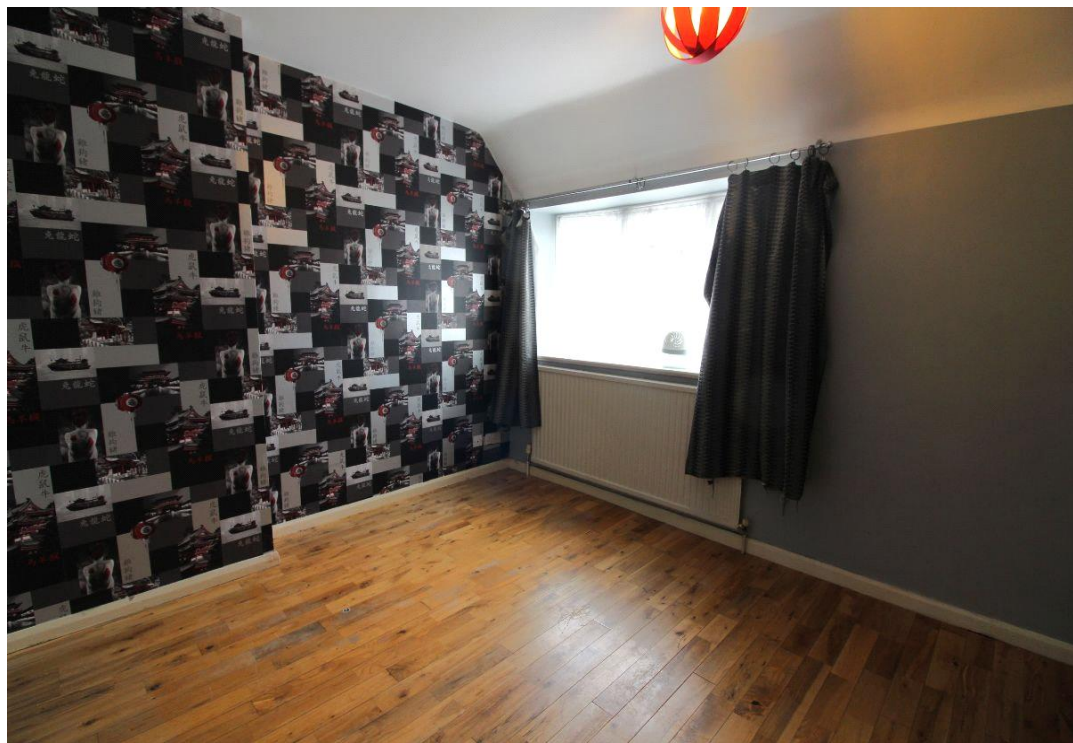
Externally, there is an enclosed garden to the rear and driveway providing off street parking to the front. The rear garden provides a pleasant combination of paved patio and raised lawn, together with a shed and gated side access.

Ideally suited to a couple, small family or professionals looking for a well located home within easy reach of the City Hospital and Nottingham City Centre.

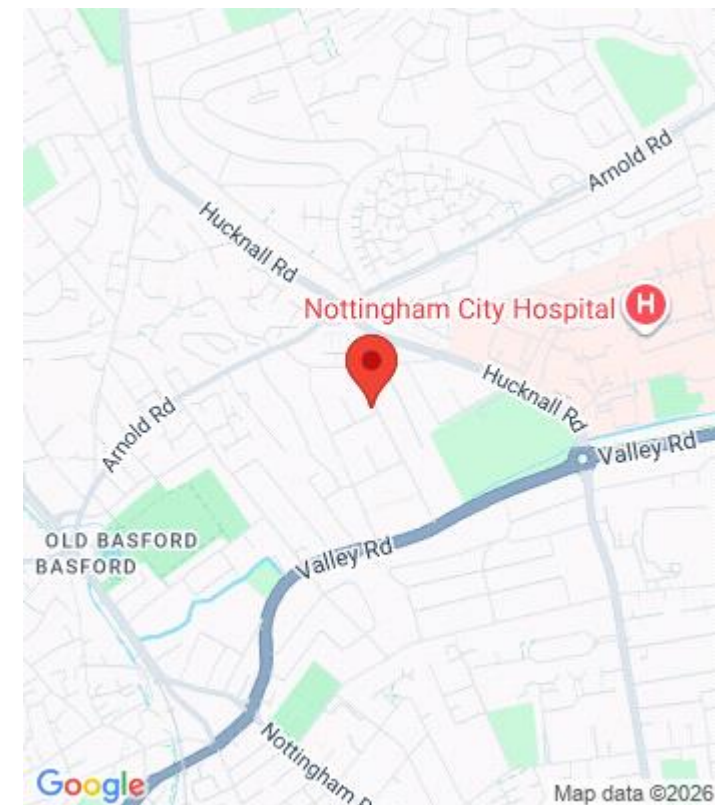
Early viewing is highly recommended, contact JMS today to arrange your viewing.











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