

Birrell Road, Forest Fields, Nottingham, NG7 6LU



£950 PCM



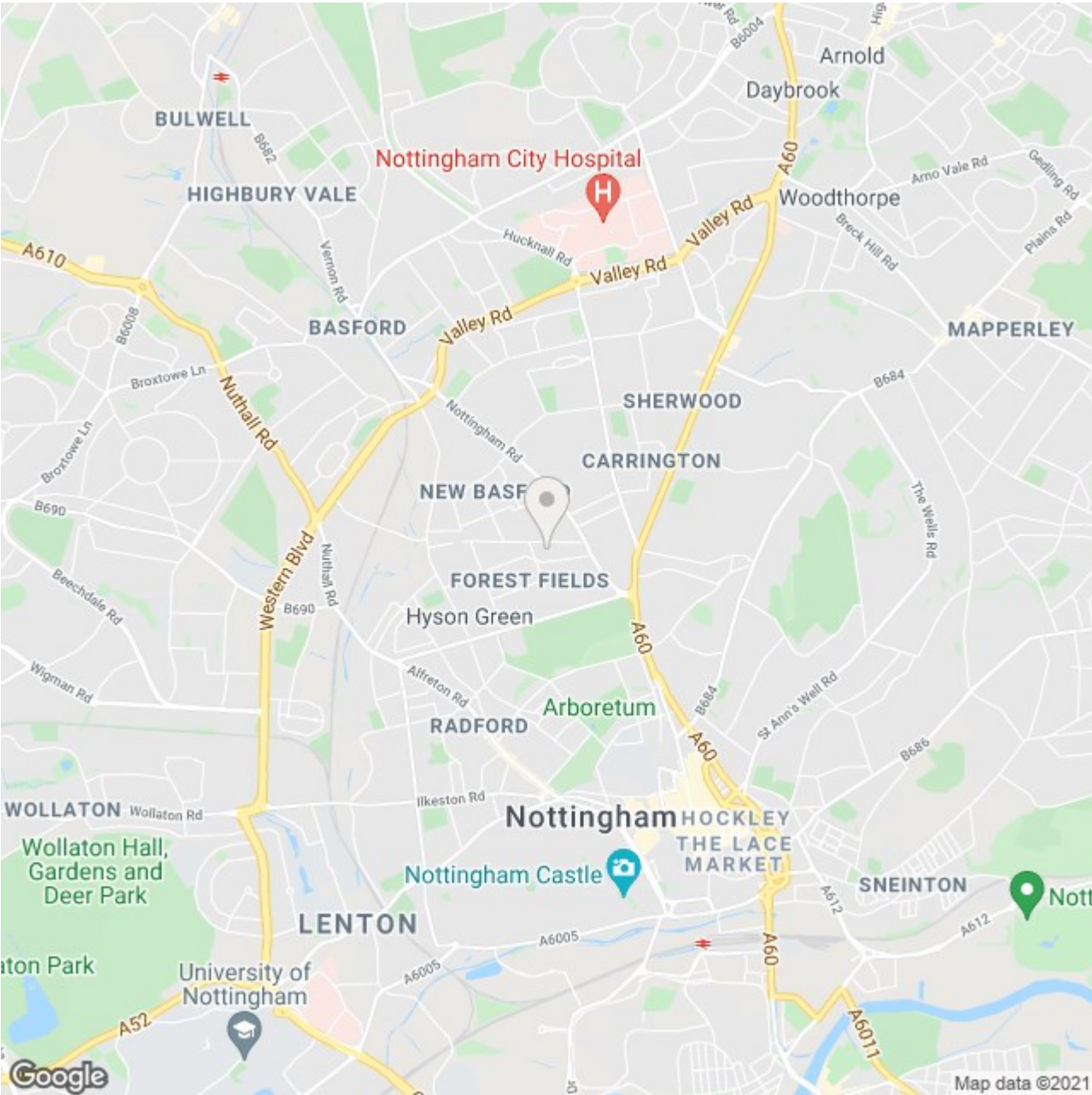
There is also the City's Park and Ride equally close with both tram and bus routes in and out of town every couple of minutes with Sherwood and Radford's highstreets within easy access at either end of the estate.

Internally, on the ground floor there is a dedicated lounge with high ceilings, exposed beams, large bay window and modern décor, a wide open hallway leads to the two additional reception rooms on this floor providing a open plan leaving space, ideally suited to family life with the dedicated lounge for relaxing in the evening.

The open plan kitchen/diner with additional reception room is set out in an L-Shape and enables the perfect provision for either entertaining or to act as the hub of a family home...

On the first floor there are 3 double bedrooms and one huge family bathroom with four piece suite and this is also where the properties combi boiler is located, to ensure that no bedroom or living room is compromised by the sounds of the appliance - whilst also prioritising hot water supply to the highest priority outlets.

On the second floor which is in the eaves of the property, there is a further two bedrooms, and a second full size bathroom - ideal to cope with the morning rush as well as offering additional convenience to the top floor bedrooms



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	