



12 DUKE STREET NOTTINGHAM, NG15 7HB

£995 PER MONTH

Located on Duke Street with permit parking, just moments from Hucknall High Street, this thoughtfully refurbished two-bedroom home offers calm, considered living in the heart of the town.

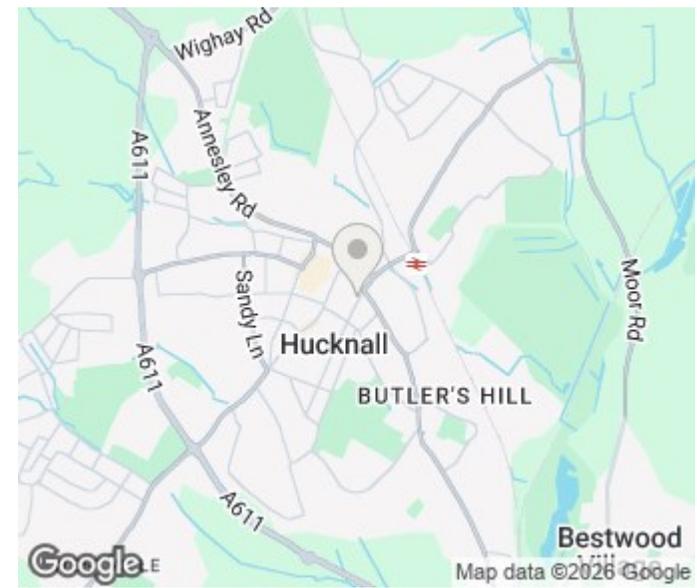
Inside, the house feels bright and balanced. High ceilings and generous proportions run throughout, giving each room a natural sense of space. At the front of the home, a bay window draws in soft daylight, while original fireplaces provide a subtle nod to the home's character.

Two reception rooms flow easily from one to the other, creating spaces that work just as well for quiet evenings as they do for hosting friends or family.

To the rear of the property, the kitchen has been designed with simplicity and practicality in mind. High-gloss cream units offer ample storage, while warm wood-effect laminate worktops bring a



White House
Lettings



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



White House
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements