



1 RUSHFORD DRIVE NOTTINGHAM, NG8 2GL

£1,250

This lovely 3 Bedroom semi detached house is positioned on a generously sized plot with large front garden and secure rear garden. It has a driveway suitable for two vehicles. The property is in the highly desirable Wollaton area of Nottingham with access to the QMC / M1 City centre within easy reach.

On entry to the property off the hall is a storage cupboard handy for shoes and coats along with a separate downstairs W/C. The living room is a good size with feature fireplace and bay window measuring 4.2m x 4m. The kitchen has been extended and retains a useful storage cupboard, it has a range of wall and base units with integrated hob / oven / extractor and a generally nice modern feel and gloss tile splash back.

Upstairs you will find three bedrooms, the largest double is 3.7m x 3.3m and the other two bedrooms 3.1m x 1.9m and 2m x 3.7m narrowing to 1.2m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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



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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