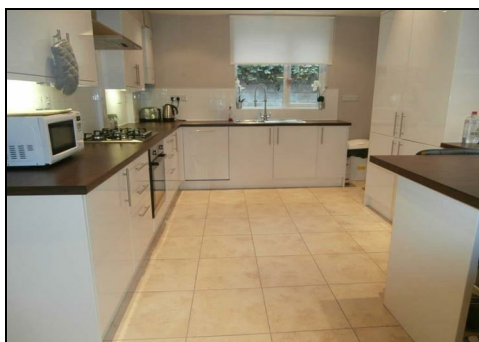




8 DERBY GROVE, NOTTINGHAM, NOTTINGHAMSHIRE NG7 1PF
£125 PER WEEK

The very best student house currently available for Nottingham Universities! Fully refurbished and expertly renovated this house is planned and presented to perfection with a keen eye on quality. Professionally designed interior. 4 double study bedrooms, large living room and separate open plan dining room, state of the art fully fitted luxury kitchen with dining area & all appliances, luxury hotel style bathroom and en-suite shower rooms to the top floor bedrooms, UPVC double glazing, new gas central heating, security system and enclosed rear courtyard garden. **MUST BE VIEWED! Will be taken by the first group to view!**



HALL

LOUNGE

LOUNGE

LOUNGE

LOUNGE

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

DINING ROOM

LANDING

BATHROOM

BATHROOM

BATHROOM

BEDROOM ONE

BEDROOM ONE

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE


BEDROOM THREE


BEDROOM THREE

BEDROOM FOUR

BEDROOM FOUR

EN-SUITE

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
EU Directive 2002/91/EC 		
England & Wales		

