




**34 Iona Drive,
Nottingham NG9 3RF**

£725 Per month

Margi Willis Estates are delighted to offer TO LET this two bed detached bungalow in the sought after quiet residential area of Trowell Nottinghamshire within close proximity of local amenities, schools and transport links to Nottingham. The property comprises of Entrance Hallway, Lounge/Diner, Fitted Kitchen with electric oven, gas hob and extractor hood, Family Shower Room, Two Bedrooms a a Conservatory. Outside, to the front there is a Driveway and Garage and to the rear is a low maintenance garden with summer house and shed. The property must be viewed to appreciate. Available Early September 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	