



£1,100 Per Month

1 BALDWIN STREET | NEWTHORPE | NOTTINGHAM | NG16 2DS

**BuckleyBrown**  
ESTATE AGENTS

In the charming village of Newthorpe, this delightful semi-detached house on Baldwin Street offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to Nottingham city centre, making it an ideal choice for those who appreciate both village life and urban amenities.

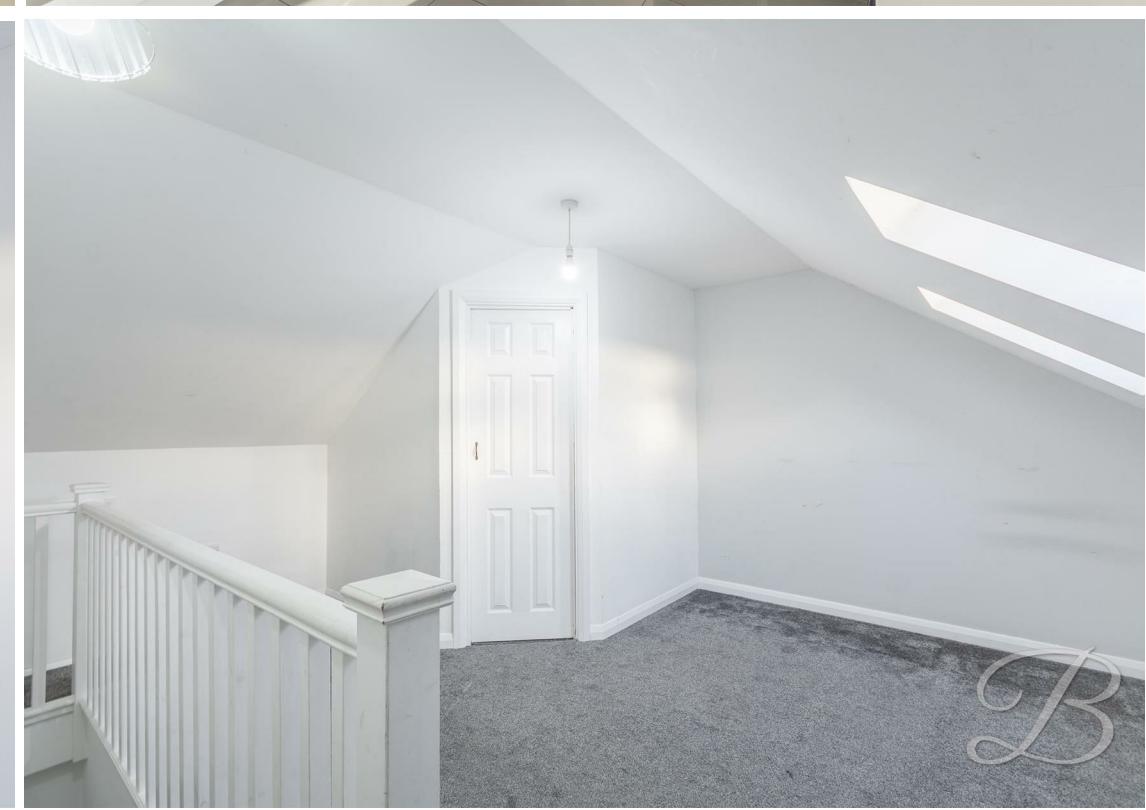
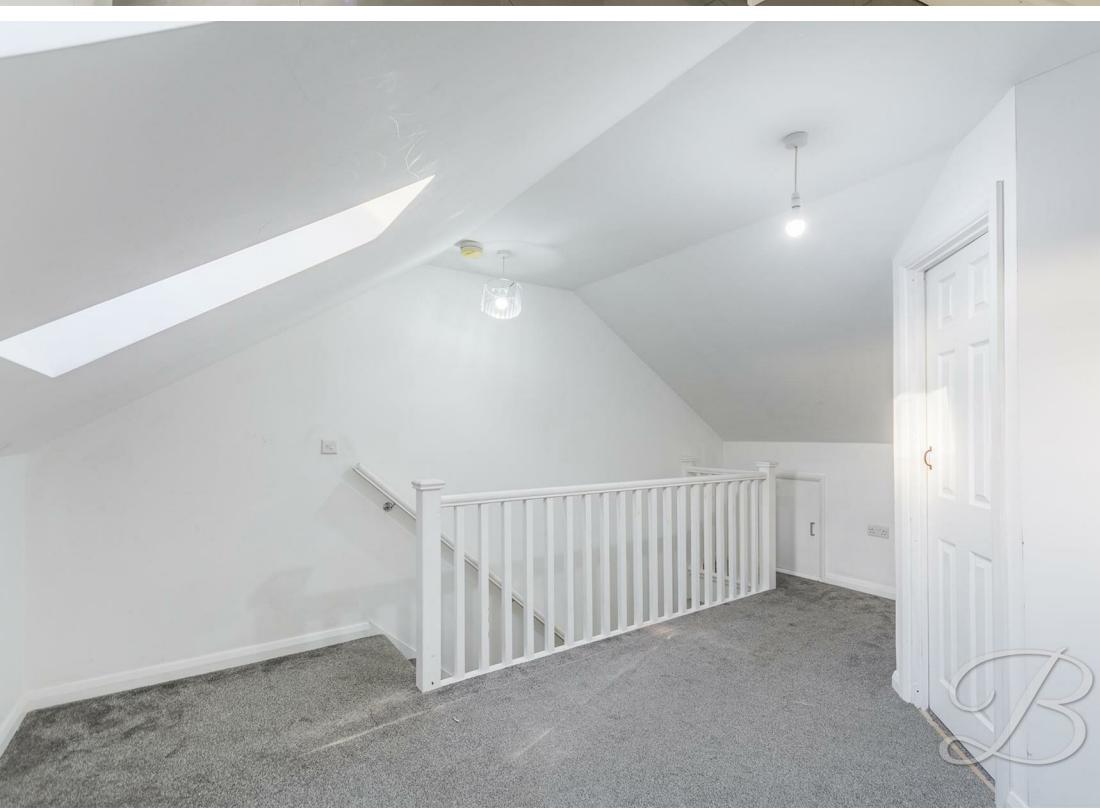
The property features an open plan reception room and kitchen, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer a peaceful retreat for family members or guests, while the modern bathroom and convenient downstairs WC enhance the practicality of the home.

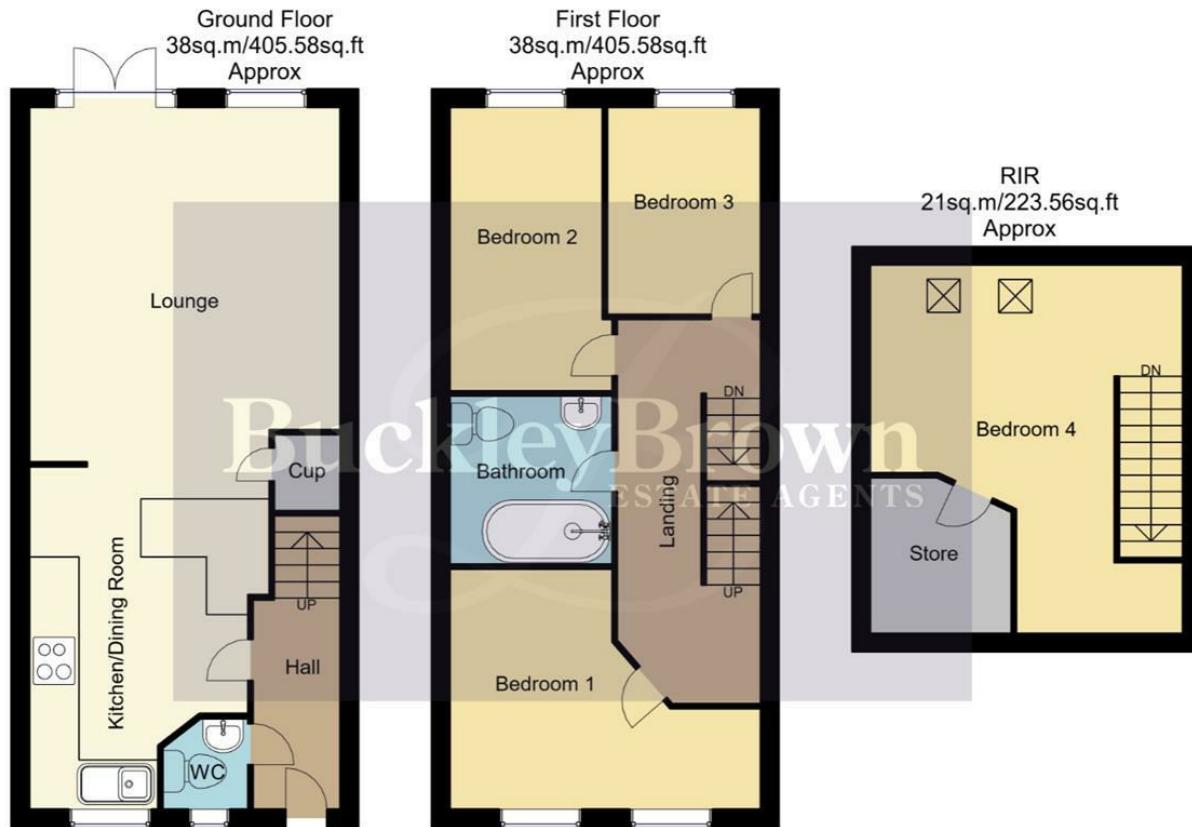
Outside, the property features a lovely garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, off-road parking ensures that you will never have to worry about finding a space for your vehicle.

This home is not just a place to live; it is a lifestyle choice, combining the tranquillity of village living with the vibrancy of city life. Whether you are a first-time renter, or a family looking for a fresh property, this home presents an excellent opportunity to create lasting memories in a welcoming community. Do not miss the chance to make this charming house your new home.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-81) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

1 BALDWIN STREET  
NEWTHORPE  
NOTTINGHAM  
NG16 2DS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**B**  
**BuckleyBrown**  
ESTATE AGENTS