



DavidJames
the estate agent

Edwards Lane, Nottingham, NG5 6EP

£975 Per Calendar Month

About This Property

A well-presented mid-terrace house in a fantastic location, across the road from Nottingham City Hospital and frequent bus links on the doorstep. There is a lounge with feature fireplace, spacious modern dining kitchen with grey gloss units, integrated oven, gas hob & extractor fan and a pantry. The first floor comprises two bedrooms (bedroom one with built-in wardrobe) complimented by a superb modern bathroom/Wc with white suite and electric shower. Outside there are front and rear gardens and on-street permit parking.

TENANCY DETAILS

Available From: 24th September 2026

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

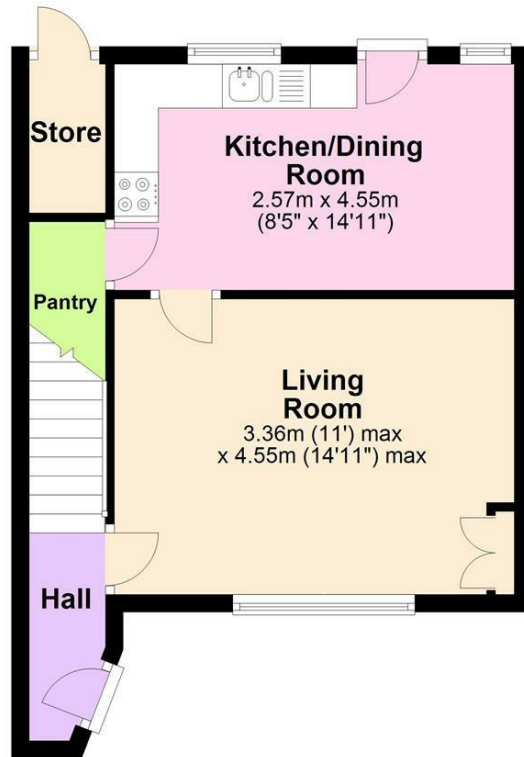
- Mid terrace house across the road from Nottingham City Hospital
- Two good-sized bedrooms (bedroom one with built-in wardrobe)
- Lounge with feature fireplace
- Modern dining kitchen with grey gloss units, integrated oven, hob and extractor hood, pantry
- Modern bathroom/WC with white suite and electric shower
- UPVC double glazing
- Gas central heating
- Tiered front garden, rear garden patio and lawn areas
- On-street permit parking (up to 3 permits can be provided by the council)
- Frequent bus links on the doorstep





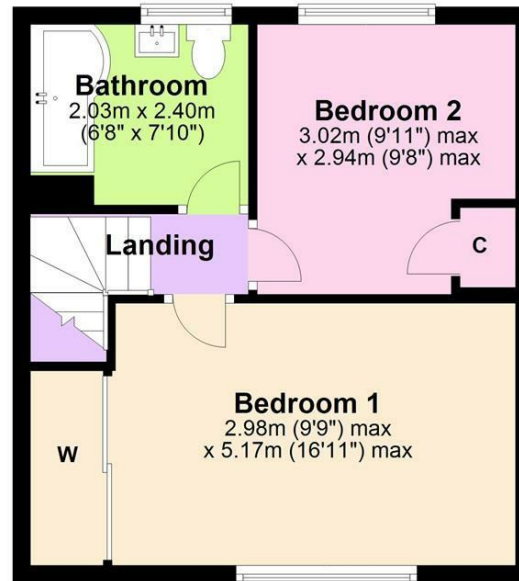
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)

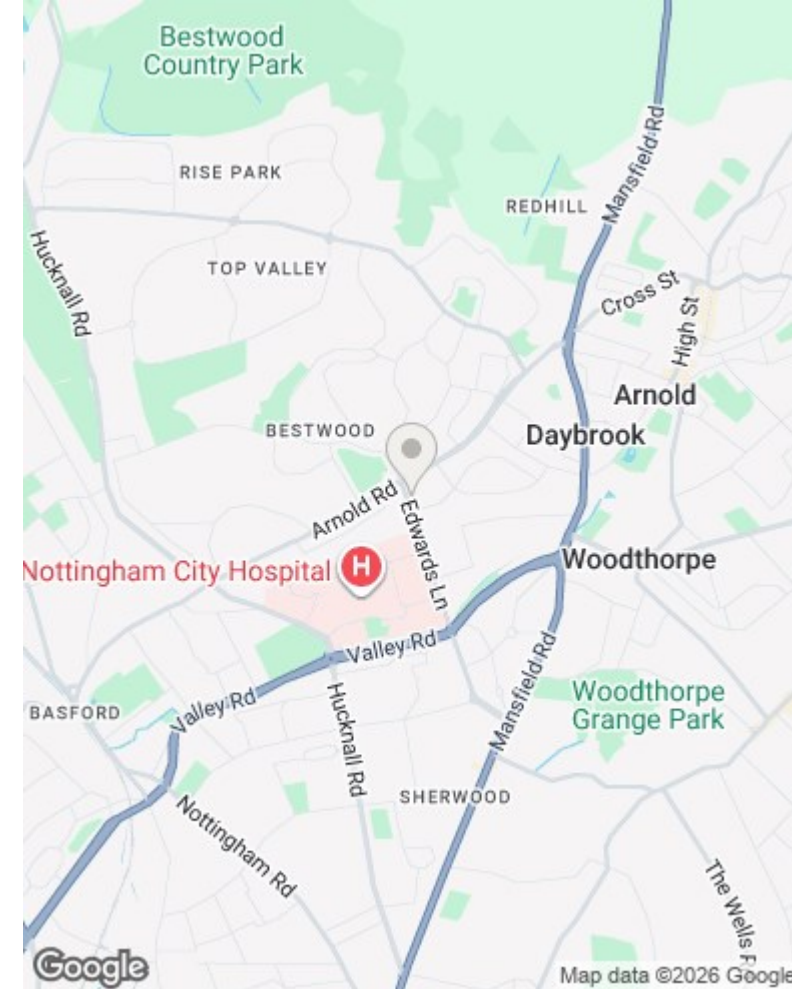


First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 67.0 sq. metres (721.3 sq. feet)



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Council Tax Band: A
Nottingham City Council

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**The Property
Ombudsman**