



**DavidJames**  
the estate agent

**Hanworth Gardens, Arnold, Nottingham, NG5 8NT**

**£1,000 Per Calendar Month**



# About This Property

This well-presented, part-furnished mid-terrace home offers convenience, comfort, and space for families or professionals. Entering the property, you are welcomed by an entrance hall with practical under-stair storage, leading into a bright living room. The well-equipped breakfast kitchen features ample units and appliances, and a generous conservatory provides an excellent versatile area with views over the low-maintenance garden. Upstairs, you will find three well-proportioned bedrooms and a bathroom fitted with a white suite and an electric shower. The property further benefits from gas central heating, double glazing, and easy access to a wealth of local amenities including shops, schools, parks, and frequent transport links to Nottingham and beyond.

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Part-furnished

EPC Rating: B

Council Band: A

Pets: Not permitted



- Well-presented mid-terrace house
- Three bedrooms
- Entrance hall with under-stair storage
- Bright living room
- Breakfast kitchen with ample units & appliances
- Spacious conservatory
- Bathroom/Wc with white suite & electric shower
- Double glazing, gas central heating
- Low maintenance rear garden
- Ample amenities & frequent transport links close by

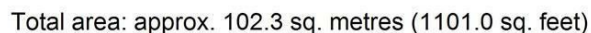




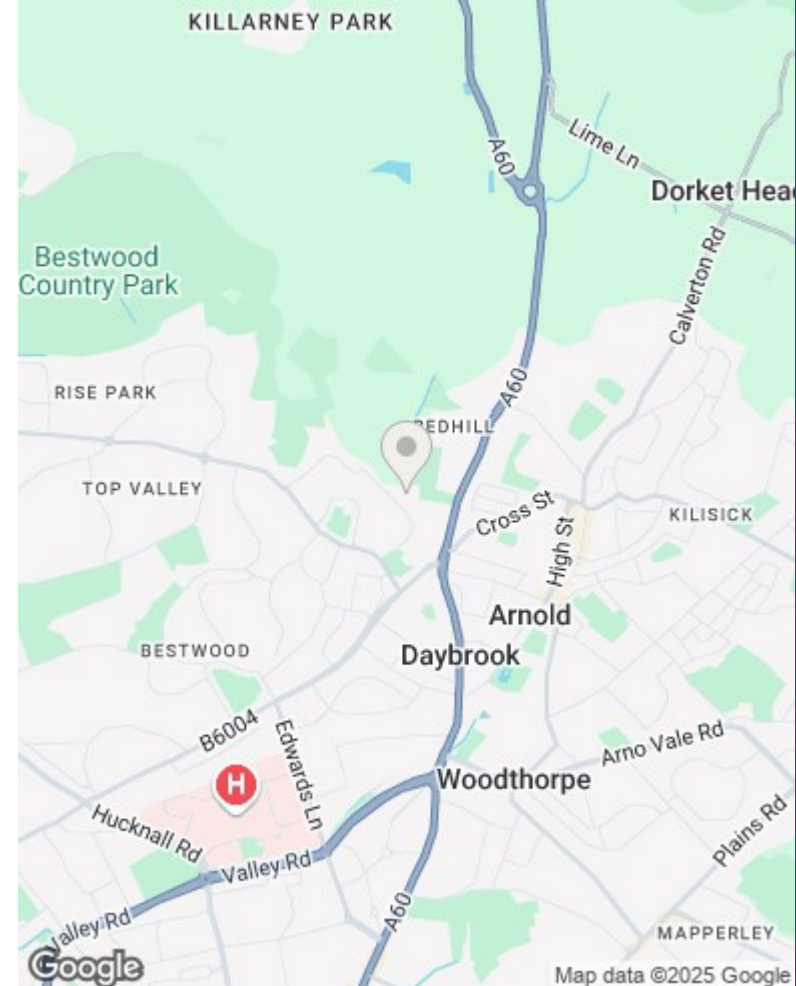
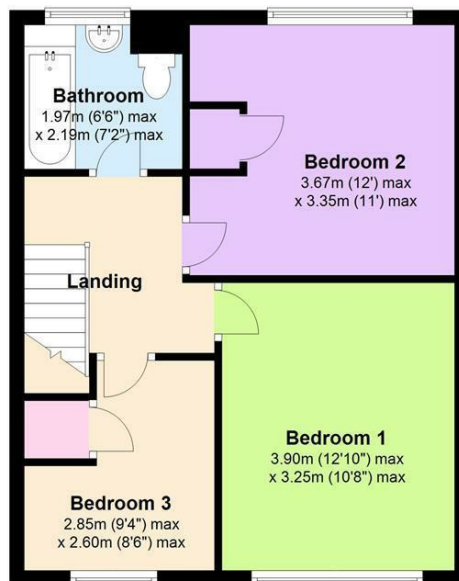




Approx. 58.7 sq. metres (631.9 sq. feet)



Approx. 43.6 sq. metres (469.1 sq. feet)



**Council Tax Band: A**  
**Gedling Borough Council**

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