









David**James**

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









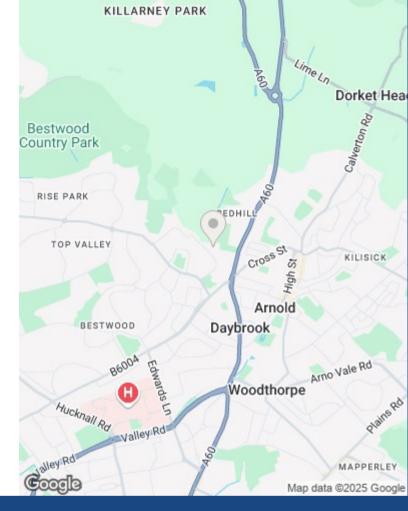
Approx. 58.7 sq. metres (631.9 sq. feet) Conservatory 2.53m (8'4") max x 5.26m (17'3") max Dining Kitchen 3.08m (10'1") max x 5.88m (19'3") max Entrance Lounge 4.88m (16') max Hall x 3.56m (11'8") max 4.12m (13'6") max x 2.26m (7'5") max

Ground Floor

First Floor Approx. 43.6 sq. metres (469.1 sq. feet) Bathroom 1.97m (6'6") max x 2.19m (7'2") max Bedroom 2 3.67m (12') max x 3.35m (11') max x 3.35m (11') max x 3.25m (10'8") max x 2.60m (8'6") max

Total area: approx. 102.3 sq. metres (1101.0 sq. feet)

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Council Tax Band: A Gedling Borough Council



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