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DavidJames
the estate agent

Loughborough Avenue, Nottingham, NG2 4LN

£850 Per Calendar Month

About This Property

This deceptively spacious mid-terrace home in Sneinton offers a fantastic blend of character, practicality and modern comfort, making it an ideal choice for professionals or small families. The ground floor features two versatile reception rooms that provide flexible living and dining options, leading to a stylish kitchen complete with integrated appliances and attractive wooden worktops. A well-presented bathroom sits to the rear, fitted with a white suite including an L-shaped bath with shower over. The property boasts two generous double bedrooms to the first floor, while a useful cellar with a dedicated utility area adds valuable storage and functionality. Outside, the rear garden offers a low-maintenance space with decking. There's UPVC double glazing, gas central heating and a highly convenient location close to ample amenities and regular bus links into Nottingham City Centre!

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Deceptively spacious mid-terrace house
- Two double bedrooms
- Two versatile reception rooms
- Stylish kitchen with integrated appliances
- Ground floor bathroom with white suite & shower over bath
- Cellar with utility area
- UPVC double glazing
- Gas central heating
- Rear garden with decking and nearby transport links







Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

71.5 m²

768 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: A
Nottingham City Council

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