



4



2



1



D

DavidJames
the estate agent

Gedling Road, Arnold, Nottingham, NG5 6PD

£1,350 Per Calendar Month

About This Property

A spacious four-bedroom detached house offering well-proportioned accommodation. The property comprises a generous lounge/dining area featuring a fireplace and patio doors opening onto the rear garden. The fitted kitchen benefits from an integrated oven and hob, creating a practical space for everyday living. There are four well-proportioned bedrooms, complemented by a modern 3 piece suite shower room with mains shower. Externally, is a rear lawned garden as well as a driveway and garage to the front of the property.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

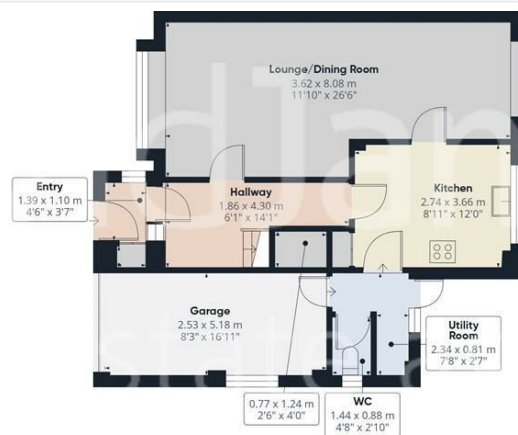
EPC Rating: D

Council Band: D

- Detached house
- Entrance porch
- Lounge with feature fireplace
- Dining area with patio doors
- Utility/store with WC
- Kitchen with integrated appliances
- Combination gas central heating
- Four bedrooms
- Drive and garage provide parking
- Lawned rear garden







Floor 0



Floor 1



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Approximate total area⁽¹⁾

118.3 m²
1274 ft²

Reduced headroom

0.8 m²
9 ft²

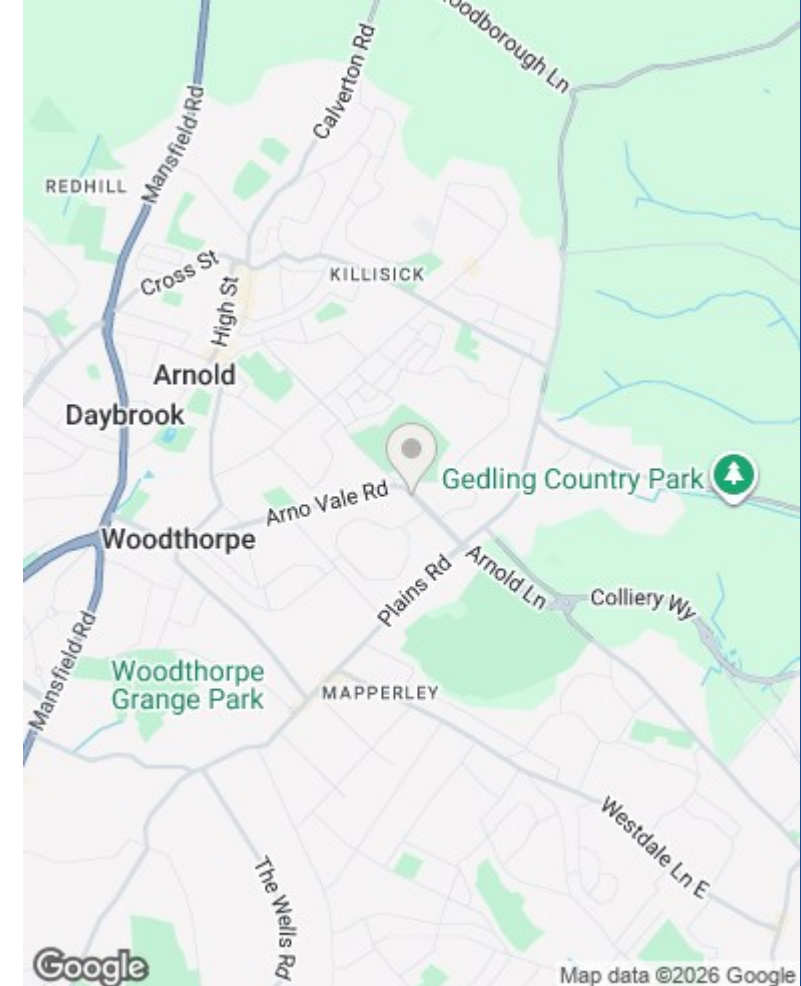
(1) Excluding balconies and terraces.

Reduced headroom:

Below 1.5 m/5 ft.

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

GIRAFFE360



Council Tax Band: D
Gedling Borough Council

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Ombudsman**