



3



1



2



D

DavidJames
the estate agent

Oxborough Road, Arnold, Nottingham, NG5 6FG

£1,175 Per Month

About This Property

A well-presented three-bedroom semi-detached home located in a popular residential area. The property features a generous living room providing a comfortable space for relaxing and entertaining, alongside a modern fitted kitchen with ample storage, built-in oven, hob and extractor, and space for a dining table. To the ground floor, there is the added convenience of a contemporary shower room complete with a step-in shower cubicle. Upstairs, the property offers three well-proportioned bedrooms, complemented by a modern family bathroom fitted with a three-piece suite and an electric shower over the bath. Externally, the home benefits from a generous rear garden with both lawned and patio areas, perfect for outdoor enjoyment, as well as a driveway to the front providing off-street parking. Ideally situated close to local schools, a range of amenities and excellent public transport links.

TENANCY DETAILS

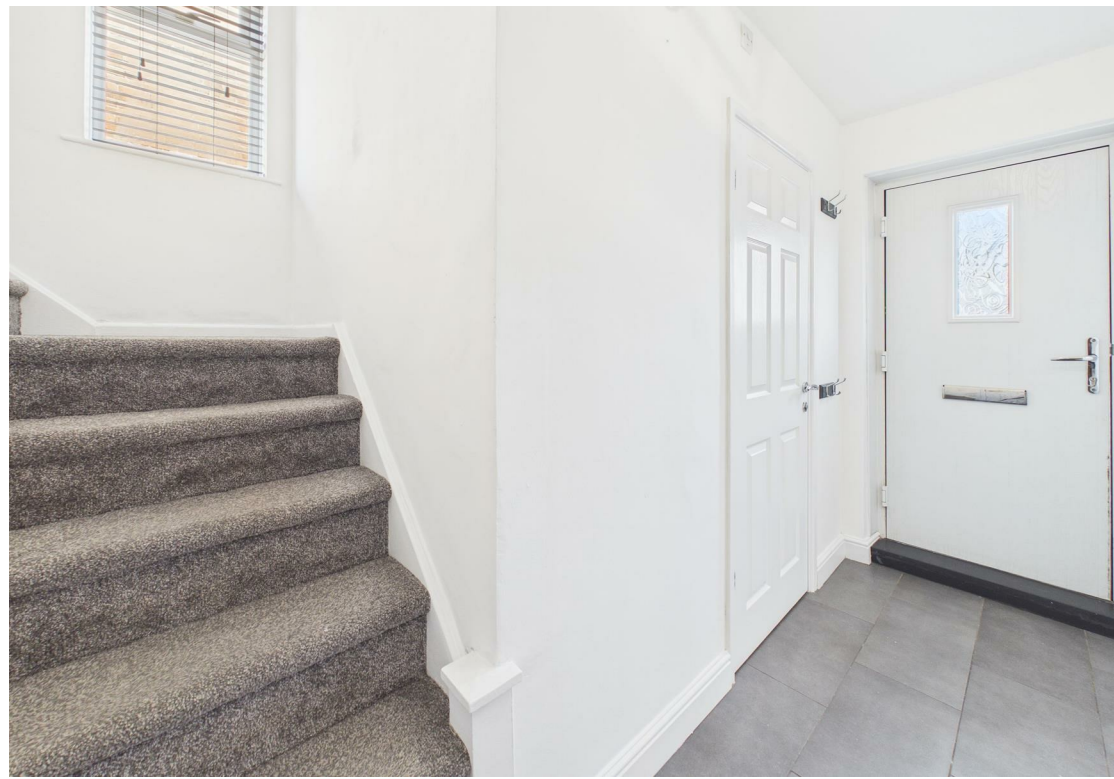
Available From: 16th December 2026

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

- Semi-detached house
- Spacious living room
- Modern kitchen with dining space, built-in oven, hob and extractor
- Ground floor shower room
- Three well-proportioned bedrooms
- Modern family bathroom with electric shower
- Full double glazing & gas central heating
- Large rear garden with lawn and patio
- Driveway providing off-street parking
- Close to schools, amenities and transport links







DavidJames
the estate agent

Approximate total area⁽¹⁾

52.6 m²
567 ft²

Reduced headroom

0.2 m²
2 ft²

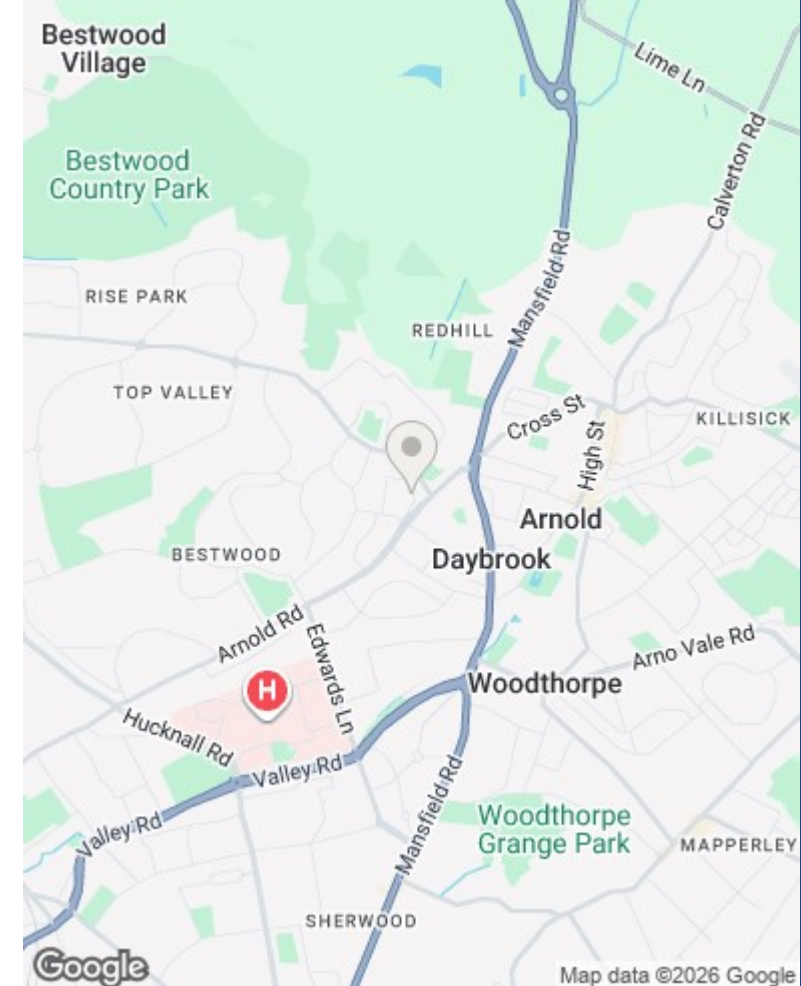
(1) Excluding balconies and terraces

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: A
Gedling Borough Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

**The Property
Ombudsman**