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**DavidJames**  
the estate agent

**Melrose Street, Nottingham, NG5 2JP**

**£1,000 Per Calendar Month**

# About This Property

Welcome to this FULLY RENOVATED mid-terrace home in the heart of Sherwood. This property has been neutrally redecorated with new carpets, floor coverings and radiators throughout. With Mansfield Road's restaurants, bars and shops on the doorstep, you'll also benefit from frequent bus services to Nottingham City Centre, City Hospital and the surrounding areas. Perfect for those looking for a simple commute!

As you enter, you are greeted by a bright and inviting lounge, leading to the superb open plan dining kitchen boasts plenty of space for a table and chairs as well as newly-fitted modern units and integrated cooking appliances with further space available for freestanding white goods. Accessible from the dining kitchen is a handy cellar.

Moving to the first floor, you'll find two well-proportioned bedrooms, both offering comfortable living spaces and both complemented by a newly-fitted three-piece bathroom with stylish fixtures and a heated LED-backlit mirror.

Outside, the private rear yard has been redesigned with low-maintenance in mind and also offers a practical external store.

#### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

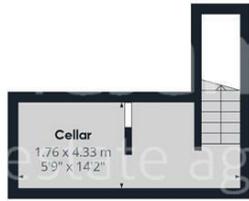
Pets: Not permitted



- Renovated mid-terrace house
- Two bedrooms
- Neutrally redecorated with new carpets, floor coverings and radiators throughout
- Bright and inviting lounge
- Superb open plan dining kitchen with newly-fitted units and integrated appliances
- Newly-fitted and stylish three-piece first floor bathroom
- Gas central heating, UPVC double glazing
- Low-maintenance rear yard with a useful external store
- Sherwood's vibrant variety of restaurants, bars and shops on the doorstep
- Frequent bus services nearby to Nottingham City Centre, City Hospital and the surrounding areas







Floor -1



Floor 0



Floor 1

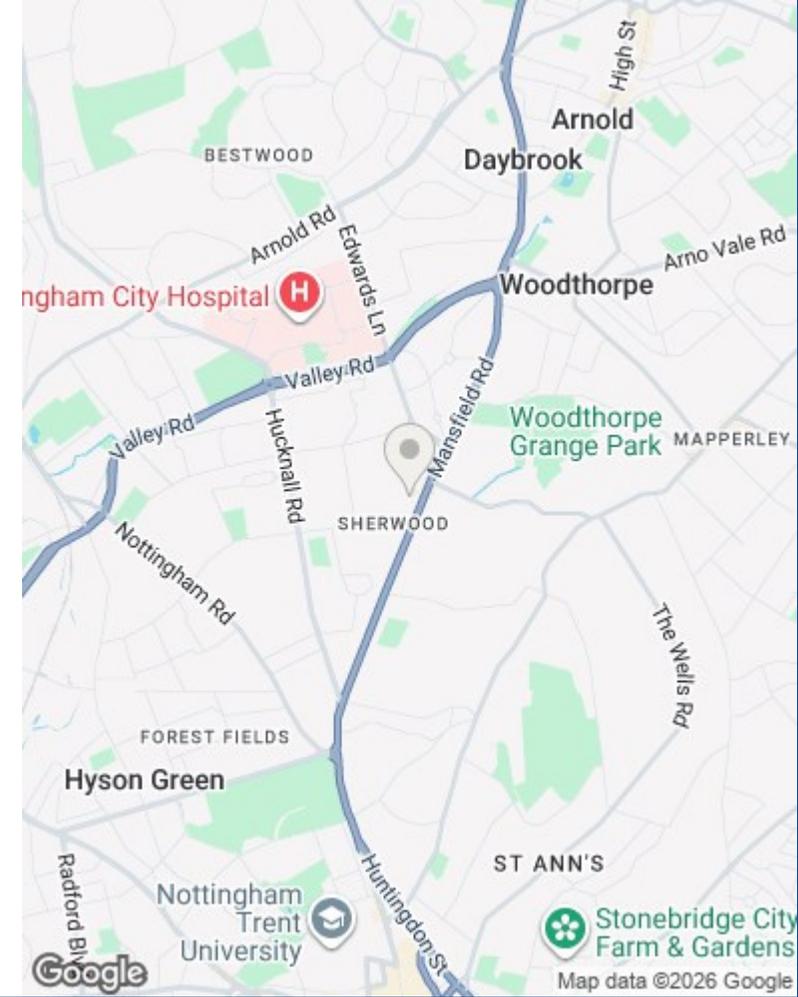


Approximate total area<sup>(1)</sup>  
65.8 m<sup>2</sup>  
708 ft<sup>2</sup>

(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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