



**DavidJames**  
the estate agent

**Grierson Avenue, Nottingham, NG5 5PJ**

**£1,100 Per Calendar Month**

# About This Property

A beautifully refurbished three-bedroom semi-detached house. The property features a bright and spacious lounge/dining room with dual-aspect windows and a feature fireplace, alongside a brand-new contemporary kitchen with integrated cooking appliances and a washing machine. A separate utility room provides additional storage and fitted units for added convenience. Upstairs, there are three well-proportioned bedrooms, including two doubles, complemented by a modern bathroom fitted with a mains shower over the bath, as well as a separate WC. Externally, the property benefits from a low-maintenance rear garden with a lawn area, while the front offers a driveway with space for multiple vehicles and a small lawn. Ideally located close to public transport links and a range of local amenities.

Available From: NOW  
Furnishing: Unfurnished  
EPC Rating: TBC  
Council Band: A



- Semi-detached house
- Fully refurbished throughout
- Three well-proportioned bedrooms
- Spacious lounge/dining room
- Brand-new contemporary kitchen with integrated cooking appliances
- Separate utility room with storage
- Brand new bathroom with mains shower over bath, separate WC
- Full double glazing & gas central heating
- Low-maintenance rear garden with lawn
- Driveway providing off-road parking for multiple vehicles







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
73.1 m<sup>2</sup>  
787 ft<sup>2</sup>

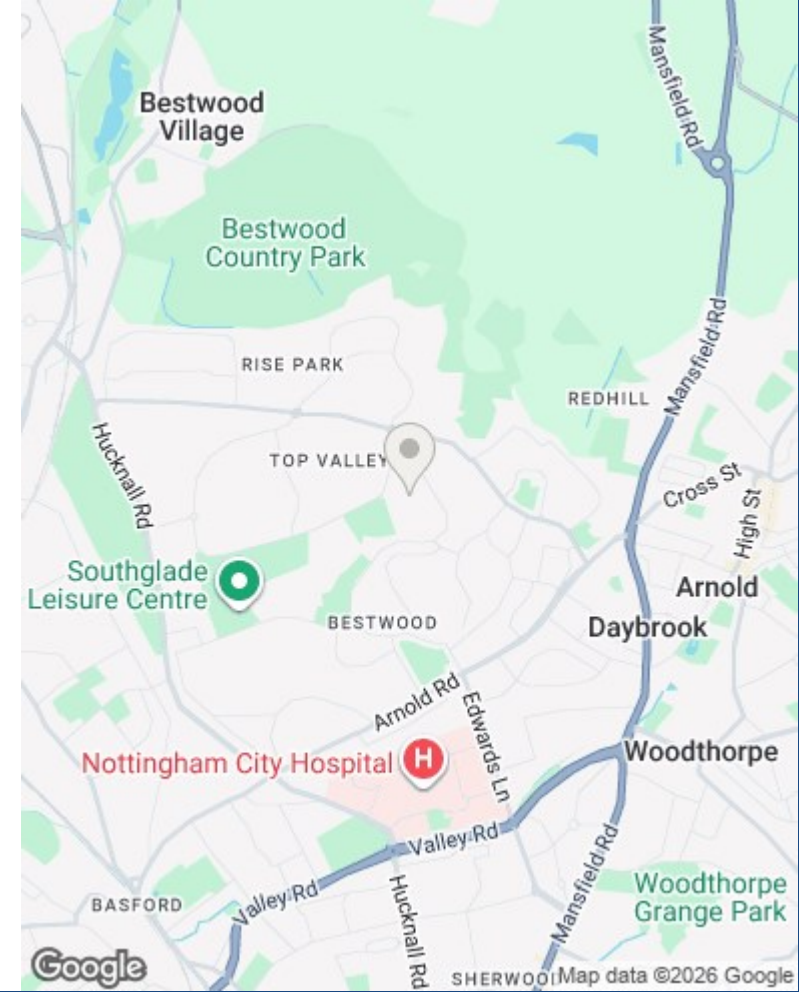
**Reduced headroom**  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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.

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**Council Tax Band: A**  
**Nottingham City Council**

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