



**DavidJames**  
the estate agent

**Serlby Rise, Nottingham, NG3 2LR**

**£1,200 Per Calendar Month**

# About This Property

This beautifully fully refurbished three-bedroom semi-detached home offers stylish living in a popular residential area. The property welcomes you with an entrance hall leading through to a bright living room, enhanced by dual aspect windows that flood the space with natural light. To the rear, a brand new fitted kitchen features modern units and integrated cooking appliances, creating a sleek and practical space. The accommodation is well balanced with three well-proportioned bedrooms, complemented by two newly fitted bathrooms, including a contemporary ground floor shower room and a first floor family bathroom. Further benefits include a brand new efficient heat pump heating system and UPVC double glazing. Externally, the property boasts a generous rear garden, along with a front garden and driveway providing off-road parking. This is an excellent opportunity to rent a move-in ready home finished to a high standard throughout.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

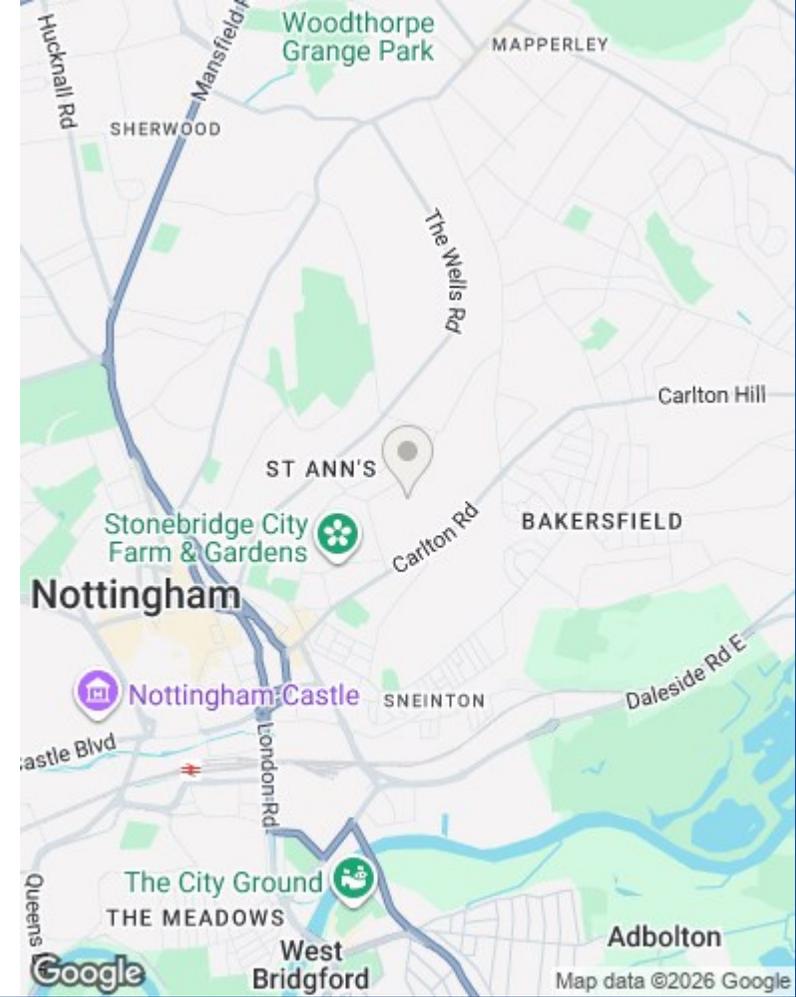
Council Band: A

Pets: Not permitted

- Semi-detached house
- Fully refurbished throughout
- Three well-proportioned bedrooms
- Bright living room with dual aspect windows
- BRAND NEW fitted kitchen with integrated appliances
- BRAND NEW ground floor shower room
- BRAND NEW first floor bathroom
- Energy-efficient heat pump heating system
- UPVC double glazing
- Spacious rear garden with front garden and driveway for off-road parking







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## Council Tax Band: A Nottingham City Council

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