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DavidJames
the estate agent

Berriedale Close, Arnold, Nottingham, NG5 8QJ

£950 Per Calendar Month

About This Property

An immaculately presented, Georgian style townhouse in a popular Arnold location. The entrance hall with useful storage leads into a bright and spacious living room, beautifully enhanced by a bay window and feature electric fireplace. To the rear, a dining kitchen boasts recently fitted contemporary grey gloss units and an integrated oven, hob and extractor. Upstairs, the property boasts two bedrooms, with bedroom one benefiting from fitted wardrobes, alongside a recently installed bathroom with a white suite and mixer shower. Outside, the property enjoys low-maintenance gardens to both the front and rear, including a paved patio and gravelled areas, ideal for outdoor seating. A secure gate gives access to a garage and an off-street parking space, offering additional storage or parking options. With gas central heating, UPVC double glazing, and excellent transport links nearby, this property is perfectly positioned close to Arnold's wide range of amenities, making it a superb choice for professionals seeking a well-connected home.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

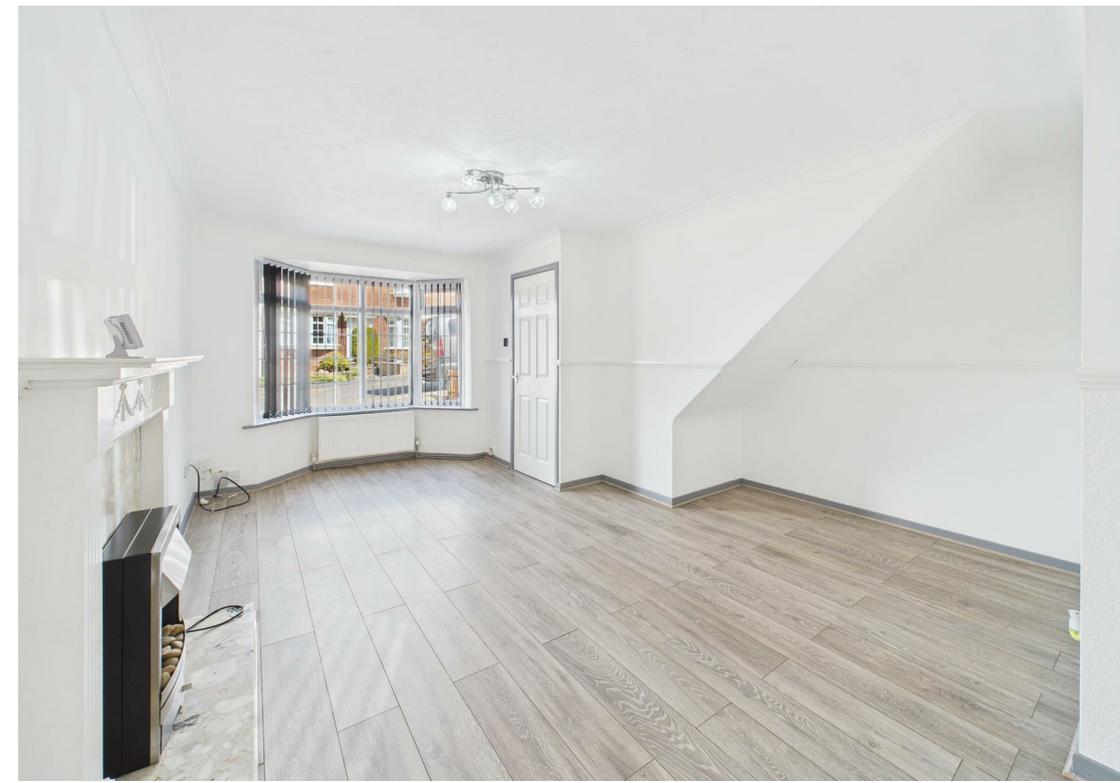
Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Small pets considered

- Immaculately presented Georgian style townhouse
- Two bedrooms (bedroom one with built-in wardrobes)
- Bright and spacious living room with bay window and feature electric fireplace
- Recently installed dining kitchen with grey gloss units and integrated oven, hob & extractor
- Recently installed bathroom/WC with white suite and mixer shower
- UPVC double glazing, gas central heating
- Low maintenance rear garden with paved patio and gravel
- Gravelled front garden
- Garage and off-street parking space to the rear
- Popular location with ample amenities & frequent transport links







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area*

74.1 m²
799 ft²

Reduced headroom

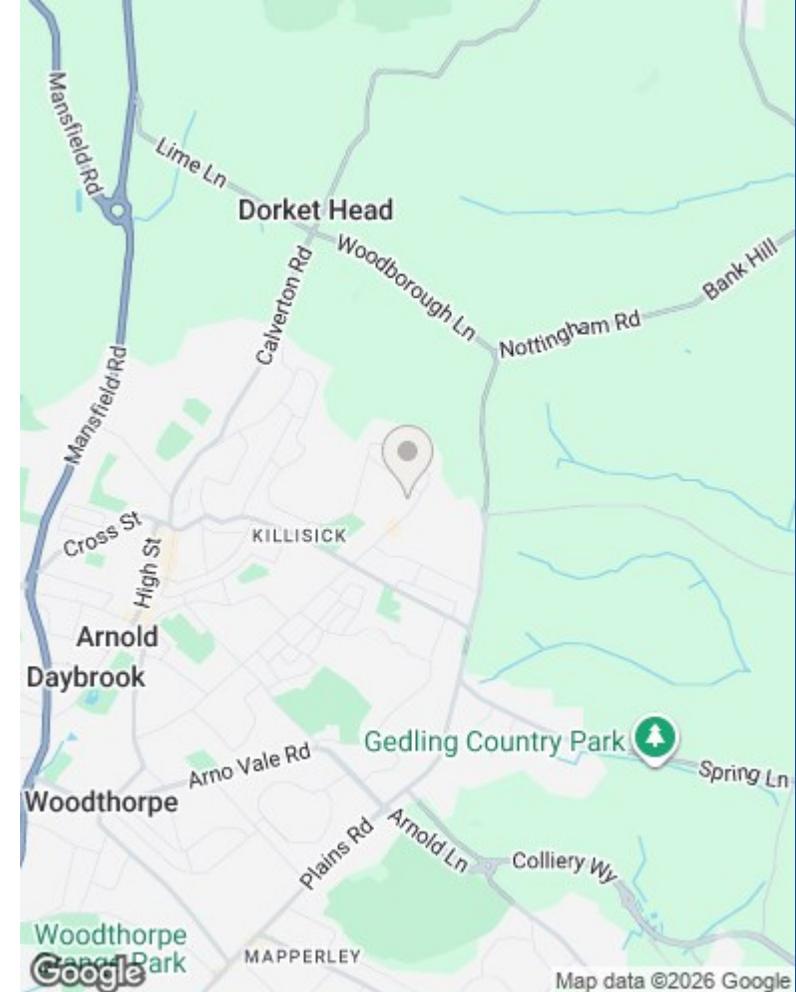
0.8 m²
9 ft²

(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.

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Council Tax Band: B
Gedling Borough Council

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