



3



1



1



C

Elford Rise, Sneinton, Nottingham, NG3 2BN

DavidJames
the estate agent

£975 Per Calendar Month

About This Property



A well-presented mid terraced house in a popular residential location, a short distance from Nottingham City Centre. Freshly decorated throughout, with new carpets, the property comprises a lounge and a spacious, modern kitchen with appliances and pantry whilst the first floor features three bedrooms complimented by a modern bathroom/Wc with white suite and mains shower. Outside there is a front garden, a good-sized rear garden and on-street permit parking.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

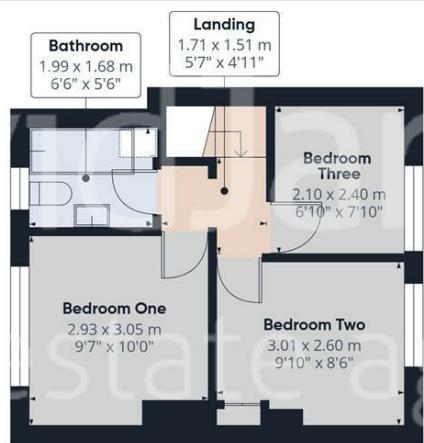
- A well-presented mid terraced house
- Three bedrooms
- Freshly decorated throughout, new carpets
- Lounge
- Spacious kitchen with ample units, appliances and a pantry
- First floor bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing
- Lawned front garden, good-sized lawned rear garden
- On-street permit parking
- Close to the City Centre!







Floor 0



Floor 1



David James
the estate agent

Approximate total area⁽¹⁾

56.6 m²
611 ft²

Reduced headroom

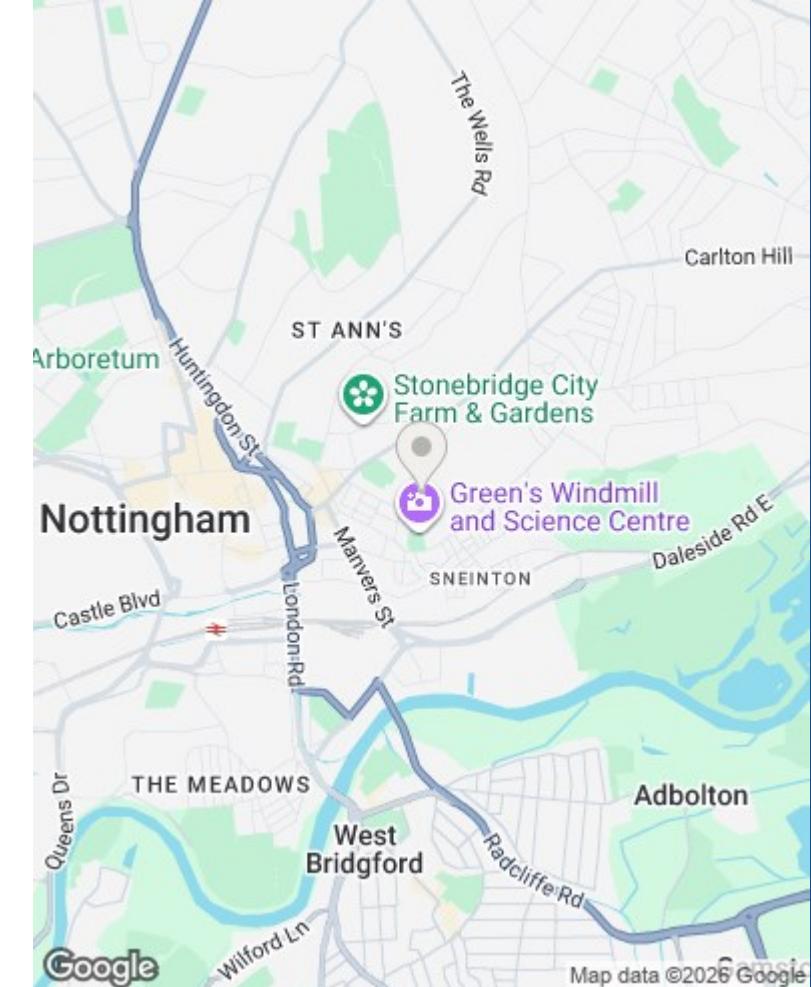
0.4 m²
5 ft²

(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



Map data ©2026 Google

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).

Council Tax Band: A
Nottingham City Council

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**