



DavidJames
the estate agent

Elford Rise, Sneinton, Nottingham, NG3 2BN

£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



Approximate total area⁽¹⁾
56.6 m²
611 ft²

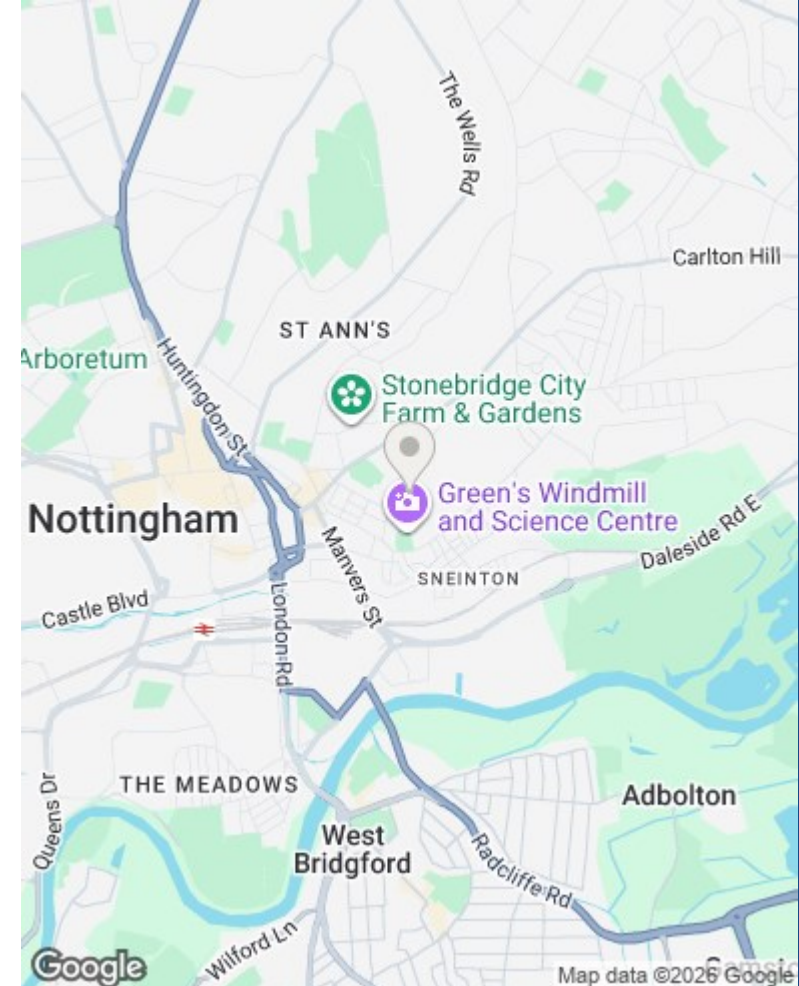
Reduced headroom
0.4 m²
5 ft²

(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.

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Council Tax Band: A
Nottingham City Council

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PROTECTED

**The Property
Ombudsman**