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**Langdale Road, Nottingham, NG3 7FE**

**£1,025 Per Calendar Month**

# About This Property



Currently undergoing redecoration and improvement works, this is a well-presented semi-detached home in a popular residential area, with ample amenities and transport links close by. The property features a spacious open-plan living and dining room with sliding glazed doors opening into a bright conservatory. The fitted kitchen provides ample cupboard storage and is equipped with integrated appliances. Upstairs, there are three bedrooms comprising two well-proportioned doubles and a comfortable single, along with a bathroom fitted with a white suite including both a bath and a separate shower cubicle. Externally, the rear garden is designed for easy maintenance with a decking area and a neat lawned section, and to the front the property benefits from a private driveway providing off-road parking.

## TENANCY DETAILS

Available From: 6th March 2026

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

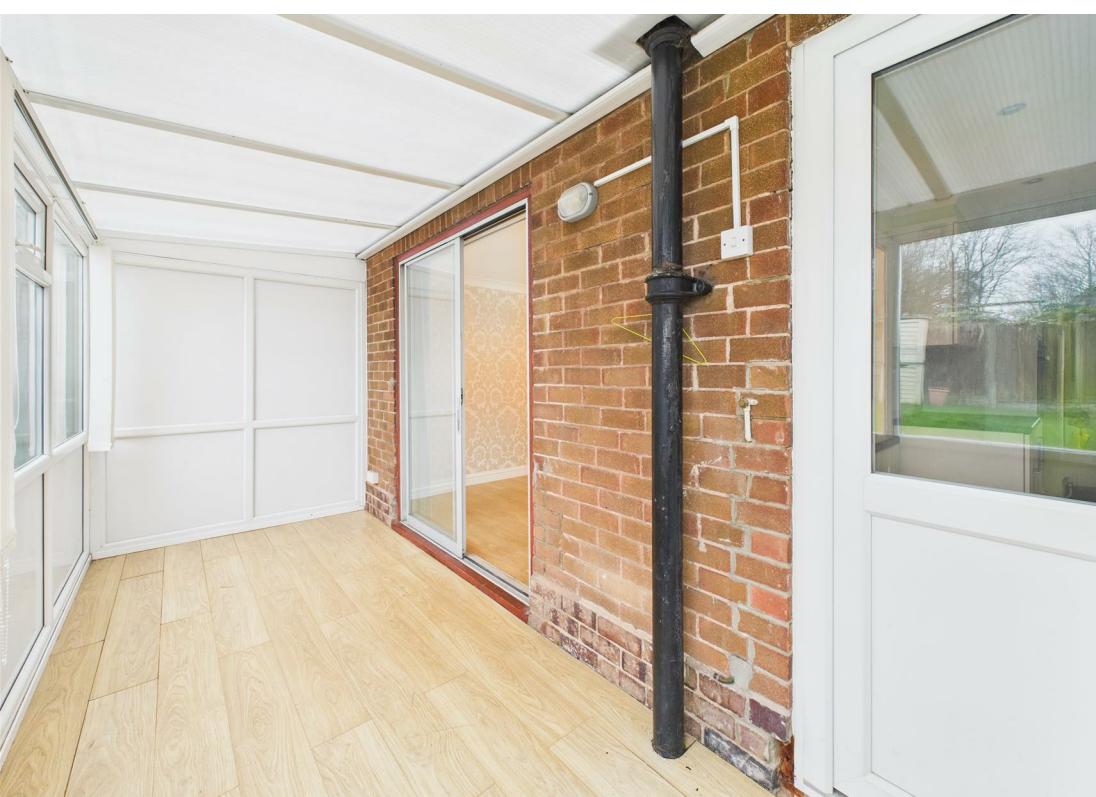
EPC Rating: D

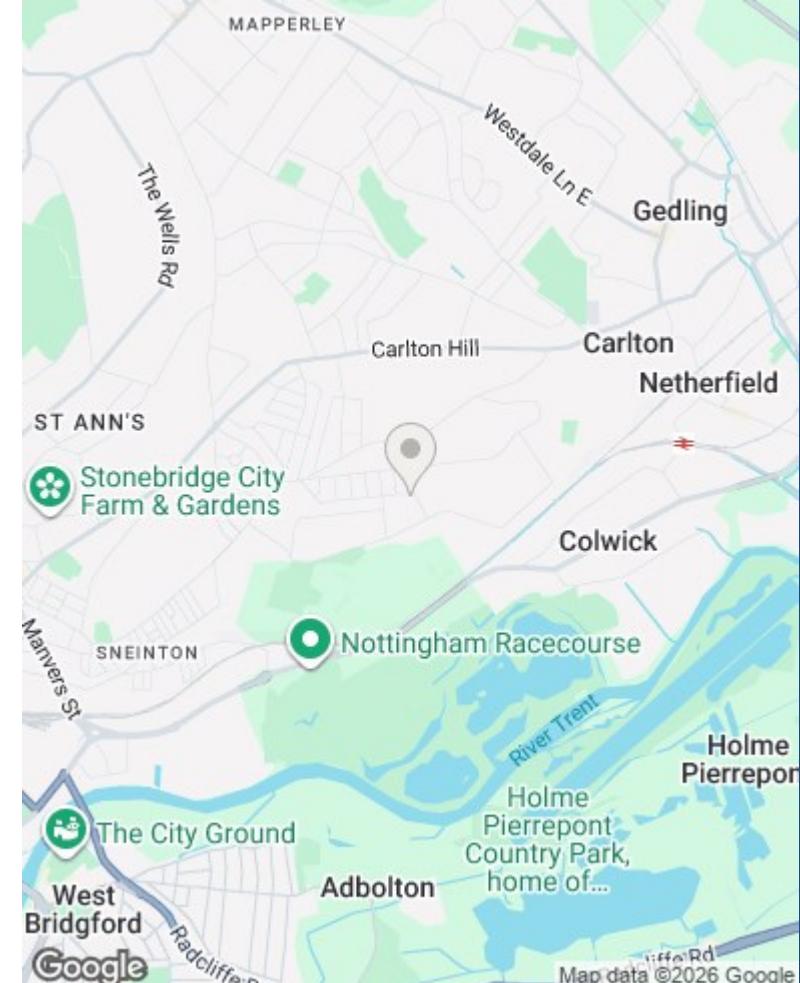
Council Band: A

Pets: Not permitted

- Well-presented semi-detached house
- CURRENTLY UNDERGOING REDECORATION AND IMPROVEMENT WORKS
- Three bedrooms (two doubles, one single)
- Kitchen with ample cupboard space and integrated appliances
- Spacious living/dining room with double doors leading to conservatory
- Four-piece suite bathroom to the first floor
- UPVC double glazing and gas central heating
- Low-maintenance rear garden with decking
- Private driveway for off-road parking
- Close to local amenities and public transport







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## Council Tax Band: A Nottingham City Council

# DavidJames

*the estate agent*

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