



**DavidJames**  
the estate agent

**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











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
80.7 m<sup>2</sup>  
868 ft<sup>2</sup>

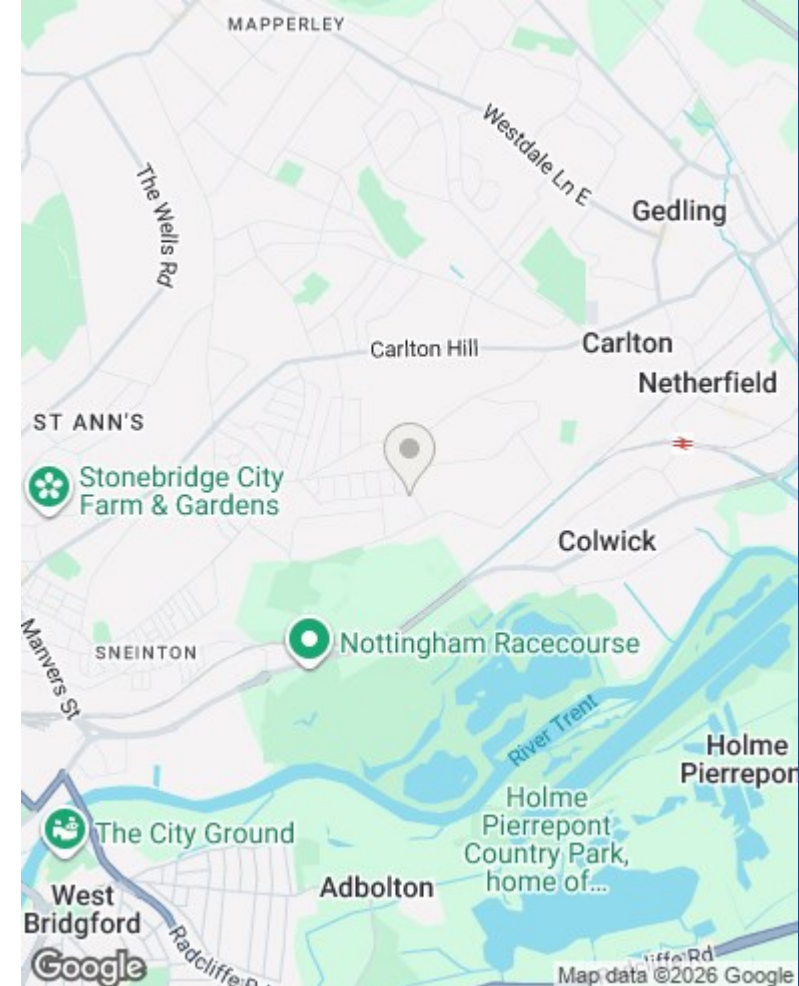
Reduced headroom  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(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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