



DavidJames
the estate agent

Burford Street, Arnold, Nottingham, NG5 7DH

£995 Per Month

About This Property

This characterful end terraced house blends period features with modern comforts, offering well-proportioned accommodation across two floors. With two bedrooms, including a principal bedroom featuring an attractive cast iron fireplace, this property is ideal for those seeking space and character. The welcoming lounge provides a cosy retreat, while the separate dining room, complete with its own fireplace, offers a versatile space for family meals or entertaining. A convenient ground floor understairs WC with washbasin adds practicality to the layout. The modern kitchen is fitted with integrated appliances including an oven, hob, extractor, ensuring a functional yet stylish cooking space. Upstairs, the contemporary bathroom features a white suite, mains-fed shower for ease of use. Heating is provided via an efficient combination gas central heating system, complemented by UPVC double glazing for comfort and energy efficiency. Outside, the rear yard includes a useful outbuilding, ideal for storage. Situated within easy walking distance of Arnold Town Centre, this home offers excellent access to local shops, amenities, transport links.

TENANCY DETAILS

Available From: 8th July 2026

Furnishing: Unfurnished

EPC Rating: D

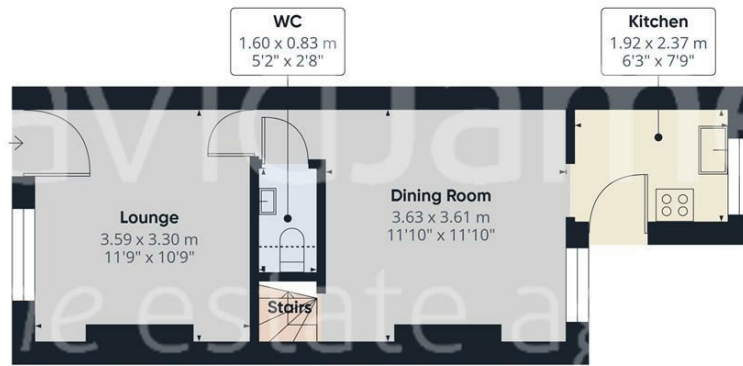
Council Band: A



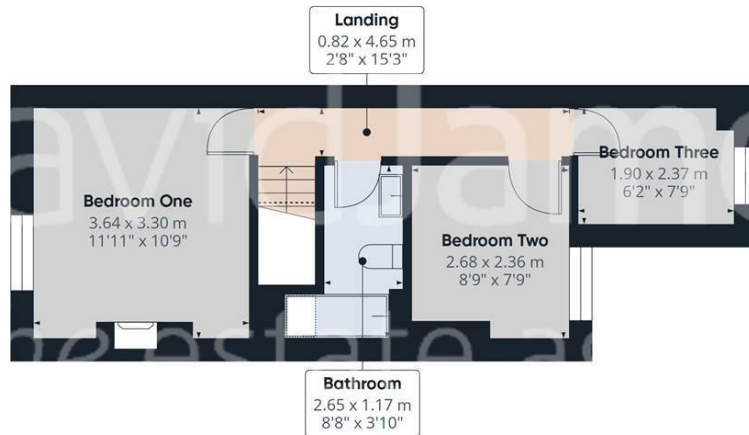
- Period style end terraced house
- Three bedrooms, bedroom one with feature cast iron fireplace
- Lounge
- Separate dining room with fireplace
- Ground floor understairs Wc with washbasin
- Modern kitchen with integrated oven, hob and extractor
- Modern first floor bathroom/Wc with white suite and mains fed shower
- Combination gas central heating, UPVC double glazing
- Rear yard with outbuilding
- In walking distance of Arnold Town Centre







Floor 0



Floor 1



Approximate total area*
61.7 m²
665 ft²

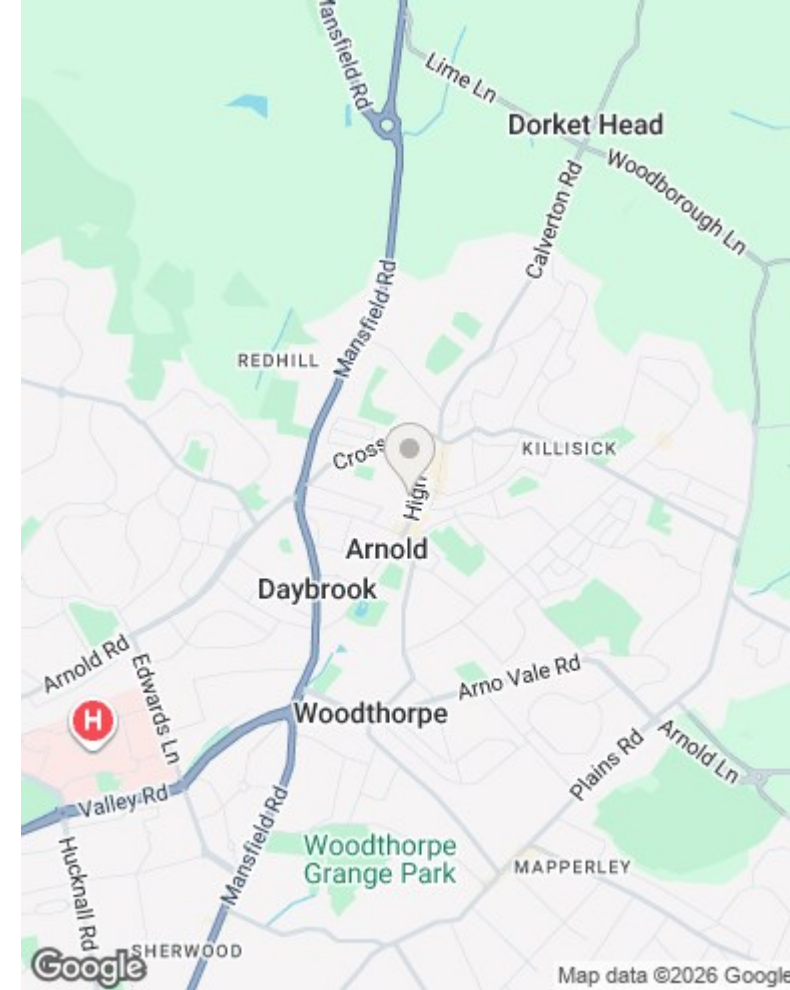
Reduced headroom
0.3 m²
3 ft²

(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
Gedling Borough Council

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