



**DavidJames**  
the estate agent

**Nottingham Road, New Basford, Nottingham, NG7 7AH**

**£490 Per Calendar Month**

# About This Property

**PROFESSIONAL HOUSE SHARE:** One double bedroom available in a DASH accredited fully furnished substantial semi-detached house.

The ground floor bedroom has a double bed with wardrobe and drawers. The rent is inclusive of ALL bills. The property boasts a communal lounge/dining room, two bathrooms and kitchen. There is a beautiful garden to the rear of the property which is available for use by all tenants. A fortnightly cleaner is provided for all communal rooms & areas and a gardener also attends when required.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

EPC Rating: D

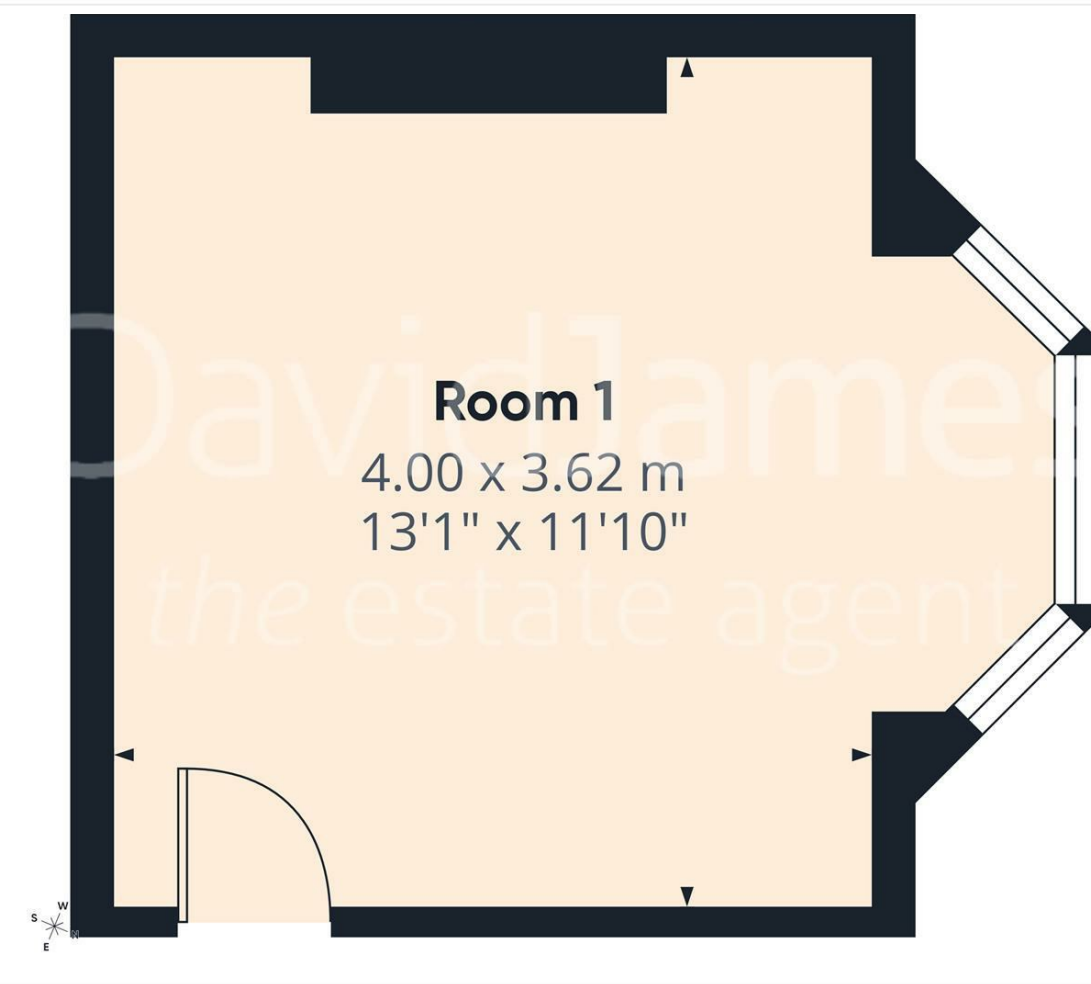
Pets: Not permitted

Bills: INCLUDED

- Professional house share in a semi detached house
- **BILLS INCLUDED**
- Fully furnished
- Ground floor large double bedroom with a bed, drawers, wardrobe and fridge/freezer
- Communal lounge, kitchen and two bathrooms
- Full double glazing and gas central heating
- Rear garden available to all tenants
- Fortnightly cleaner for all communal rooms and areas
- Bus links to the City Centre on the doorstep





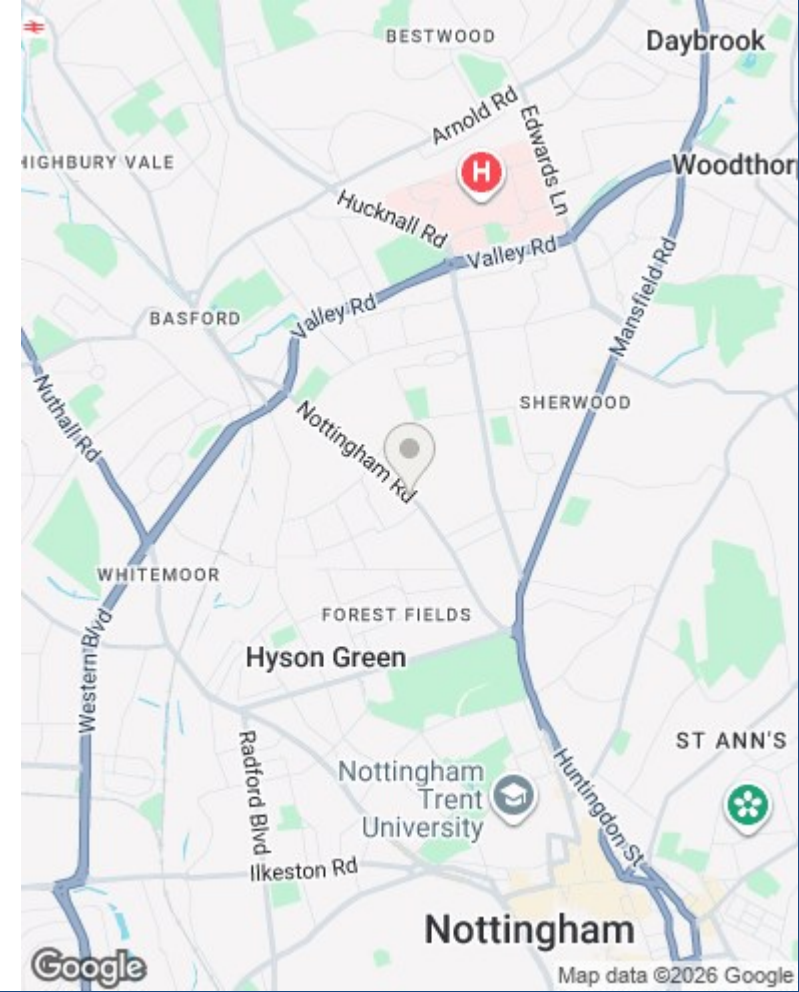


Approximate total area<sup>(1)</sup>  
 15.9 m<sup>2</sup>  
 171 ft<sup>2</sup>

(1) Excluding balconies and terraces

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: Exempt**



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