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DavidJames
the estate agent

Colley Moor Leys Lane, Nottingham, NG11 8AL

£1,100 Per Month

About This Property

Situated in a popular residential area of Clifton, this spacious three-bedroom end-terrace home has undergone a recent scheme of improvements including re-decoration and new floor coverings throughout, creating a fresh and modern feel ready for immediate occupation. The property offers a welcoming entrance hall with useful under-stair storage, a bright living room to the front elevation which leads through to a separate dining room at the rear. The kitchen is fitted with ample base and eye-level units and includes a cooker. To the first floor are three well-proportioned bedrooms, all benefiting from built-in storage cupboards or wardrobes, alongside a brand new contemporary bathroom/WC featuring a stylish white suite and two-way mains rainfall shower. Further benefits include gas central heating, double glazing, an outdoor store, external WC and utility area. Outside, the property enjoys a particularly generous rear garden along with a driveway providing comfortable off-street parking for two vehicles. Ideally positioned just a stone's throw from the nearest tram stop and several regular bus links, the property also offers easy access to a wide range of local amenities, schools and commuter routes, making it an excellent home for families and professionals alike.

TENANCY DETAILS

Available From: NOW

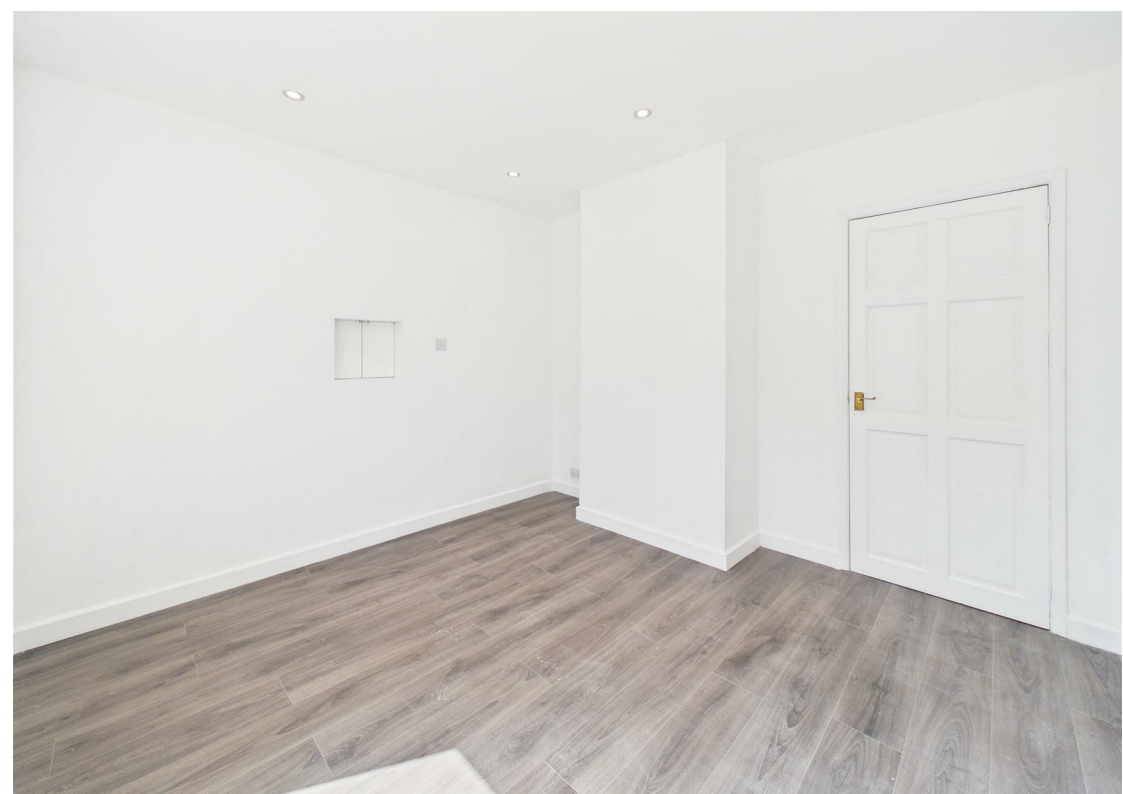
Furnishing: Unfurnished

EPC Rating: C

Council Band: A

- Spacious end-terrace house
- Three well-proportioned bedrooms with storage
- Newly decorated with new floor coverings
- Entrance hall with under-stair storage
- Separate living room and dining room
- Kitchen with ample units and cooker included
- Brand new first floor bathroom with rainfall shower
- Gas central heating, double glazing
- Large rear garden with outdoor store, WC and utility
- Driveway providing off-street parking for two cars



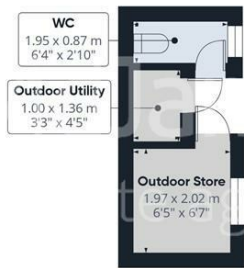




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
82.2 m²
885 ft²

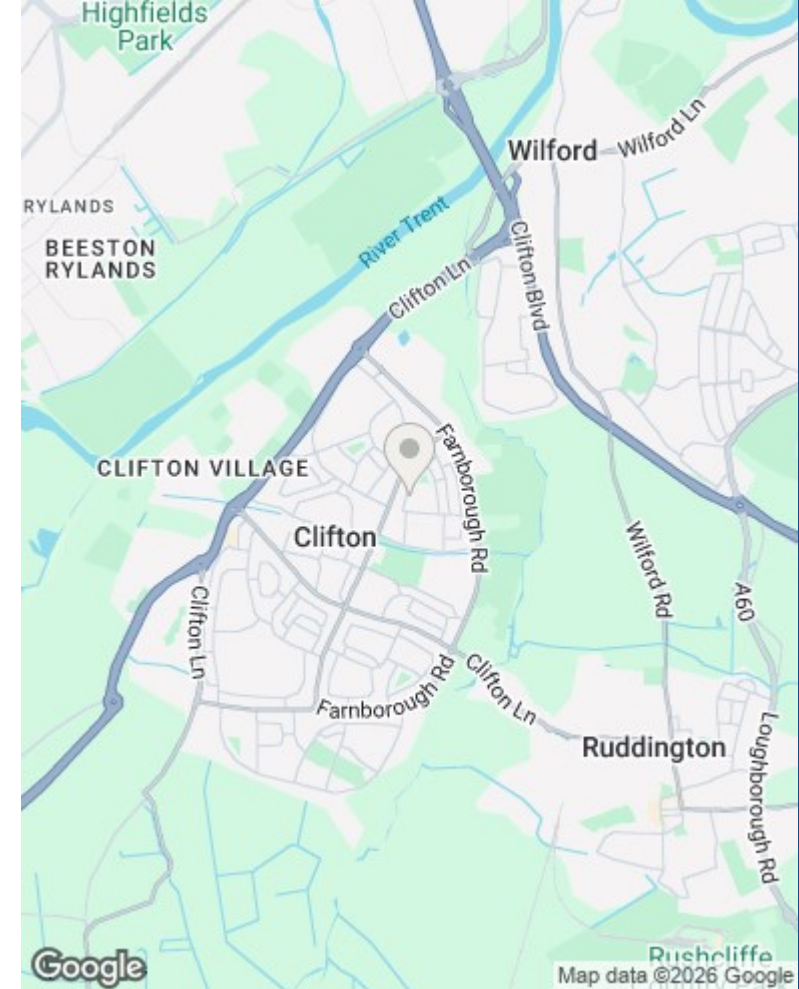
Reduced headroom
1.2 m²
13 ft²

(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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