



DavidJames
the estate agent

Shirebrooke Close, Basford, Nottingham, NG6 0JZ

£1,100 Per Calendar Month

About This Property

This well-presented semi-detached house offers a fantastic combination of comfort, practicality, and convenience. The property opens with an inviting entrance hall complete with a useful cloakroom/WC, leading through to a comfortable living room and on to the spacious dining kitchen is fitted with a range of units and integrated cooking appliances. Upstairs, there are three well-proportioned bedrooms, each benefiting from built-in storage or wardrobe space, along with a stylish modern shower room featuring a two-way mains rainfall shower. Outside, the property boasts a generous rear garden with a patio area, lawn, and useful storage shed — perfect for outdoor enjoyment. Additional highlights include off-street tandem parking for two cars, UPVC double glazing, and gas central heating. With ample local amenities, schools, and frequent transport links nearby, this superb home is ideally suited to families or professionals seeking a convenient and comfortable lifestyle within easy reach of Nottingham city centre.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

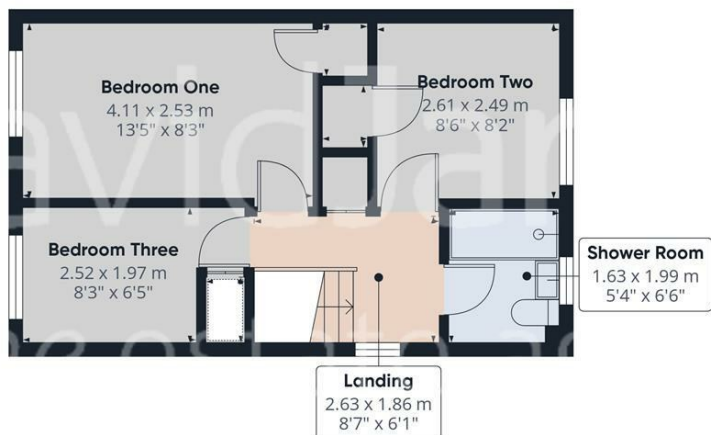
- Semi-detached house
- Three bedrooms
- Living room
- Dining kitchen with integrated cooking appliances
- Modern shower room with two-way mains rainfall shower
- UPVC double glazing
- Gas central heating
- Generous rear garden with patio, lawn & shed
- Off-street parking for two cars
- Ample amenities and frequent transport links close by







Floor 0



Floor 1



Approximate total area⁽¹⁾

68.1 m²
731 ft²

Reduced headroom

1.5 m²
16 ft²

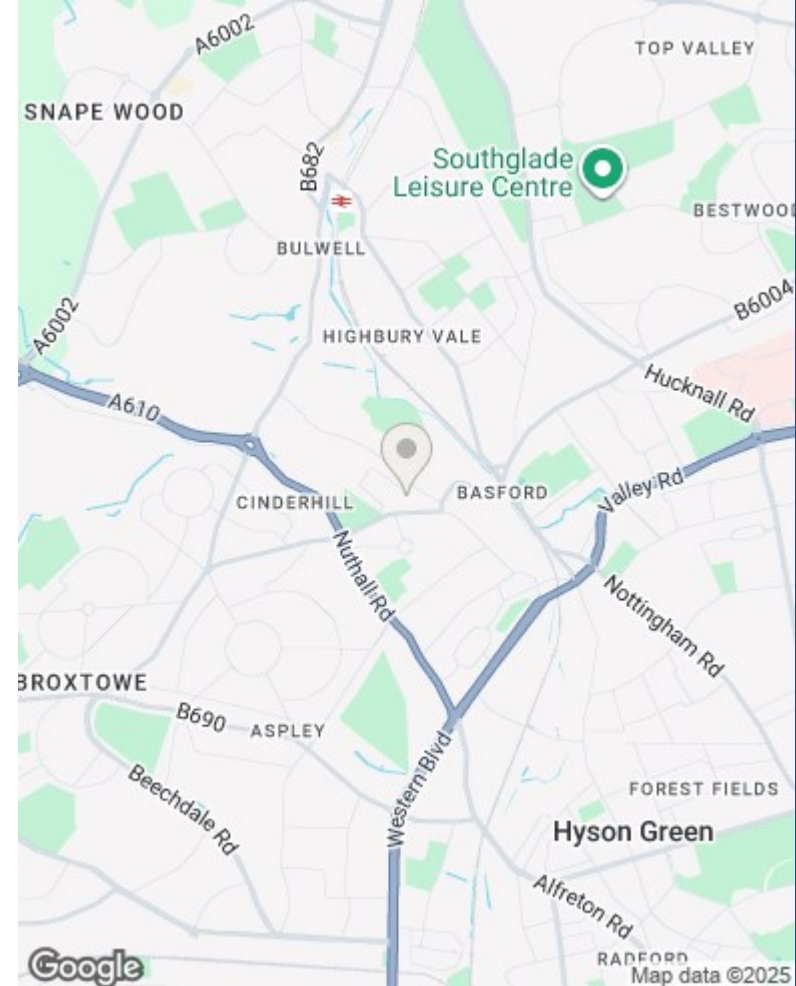
(1) Excluding balconies and terraces.

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.

GIRAFFE360



Council Tax Band: B
Nottingham City Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

