



2



1



1



D

DavidJames
the estate agent

Canonbie Close, Arnold, Nottingham, NG5 8RA

£950 Per Calendar Month

About This Property

A well-presented mid townhouse situated close to Arnold's ample amenities and frequent transport links. The ground floor comprises of lounge with bay window and fireplace, dining kitchen with a range of units and space for freestanding appliances. To the first floor, there are two bedrooms (bedroom one with fitted wardrobes), and a bathroom/Wc with white suite and mains shower. Outside there is a private, low maintenance rear garden with decking area and a garage.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

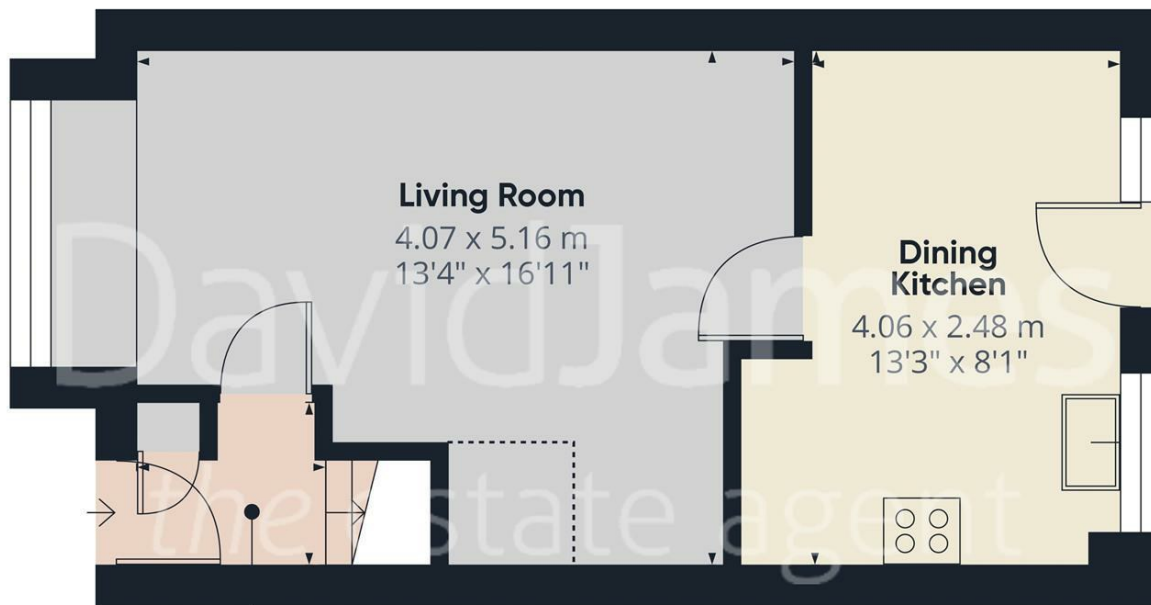
Council Band: B

Pets: Not permitted

- Mid townhouse
- Two bedrooms (bedroom one with fitted wardrobes)
- Lounge with bay window and fireplace
- Fitted dining kitchen with range of units
- Bathroom/Wc with white suite and mains shower
- Private low maintenance rear garden
- Gas central heating
- UPVC double glazing
- Garage
- Close to ample amenities and transport links







Floor 0



Approximate total area⁽¹⁾

32.3 m²
347 ft²

Reduced headroom

0.9 m²
10 ft²

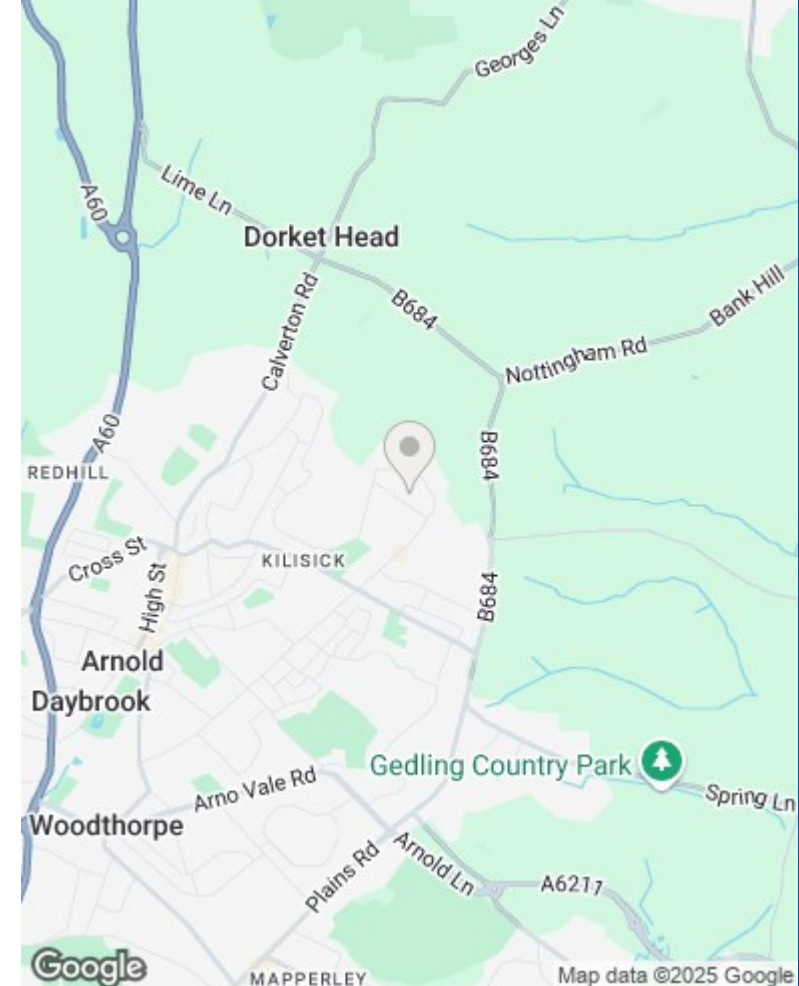
(1) Excluding balconies and terraces

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



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).

Council Tax Band: B
Gedling Borough Council

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

