



DavidJames
the estate agent

Eccles Way, Nottingham, NG3 3DG

£1,100 Per Calendar Month

About This Property

This well presented modern two bedroom mid-terrace home offers stylish and comfortable living. The property features modern décor throughout and begins with a welcoming entrance hall leading to a contemporary fitted kitchen complete with appliances including oven, hob, fridge freezer and washing machine. To the rear of the home is a bright and spacious open plan lounge and dining area, with patio doors from the dining area opening directly onto the rear garden and allowing plenty of natural light to fill the room. The ground floor also benefits from a convenient WC. Upstairs, the property offers two well proportioned double bedrooms and a modern shower room fitted with a freestanding shower cubicle with a two way rainfall shower and body jets. Externally, the home enjoys a low maintenance rear garden with a patio and lawned area, offering a pleasant outdoor space. To the front of the property there is off-road parking for one vehicle.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 Months

Furnishing: Unfurnished

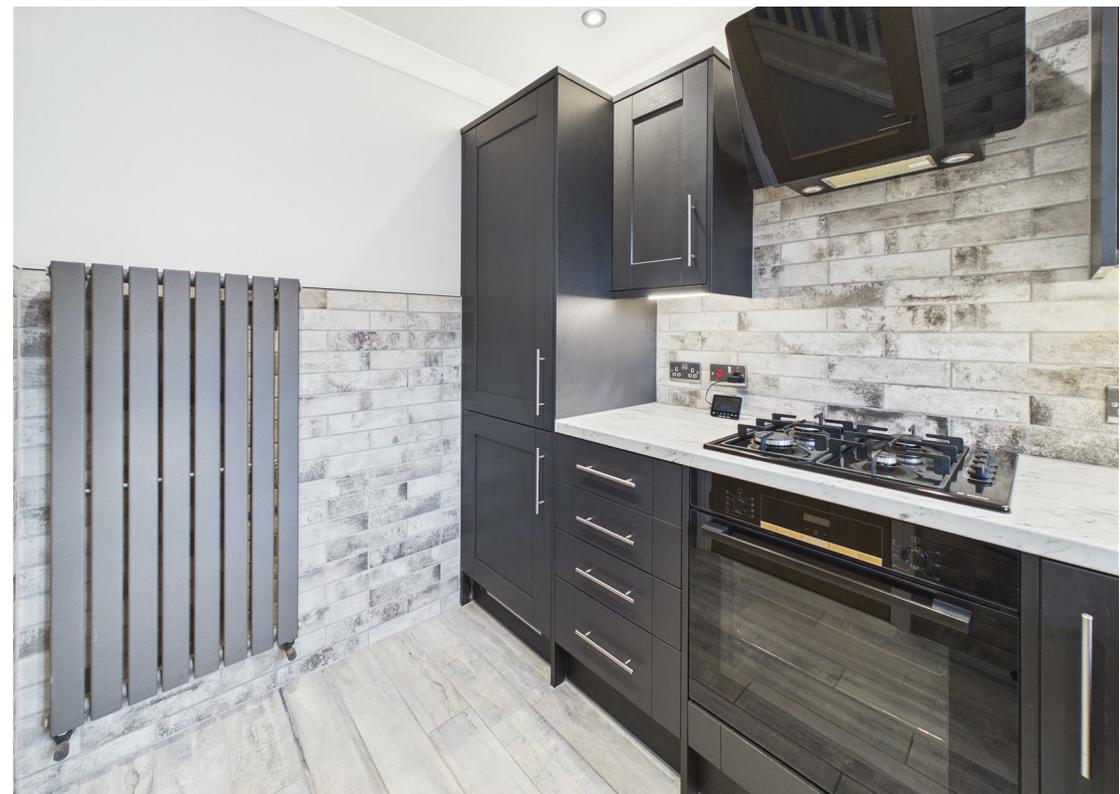
EPC Rating: C

Council Band: A

Pets: Not permitted

- Immaculately presented modern mid-terrace home
- Two well proportioned double bedrooms
- Modern fitted kitchen with oven, hob, fridge freezer and washing machine
- Spacious open plan lounge and dining area with patio doors leading to the rear garden
- Ground floor WC
- Contemporary shower room with rainfall shower and body jets
- Full double glazing
- Gas central heating
- Low maintenance rear garden with patio and lawn area
- Off-road parking for one vehicle to the front







Floor 0



Floor 1



Approximate total area*
63.9 m²
687 ft²

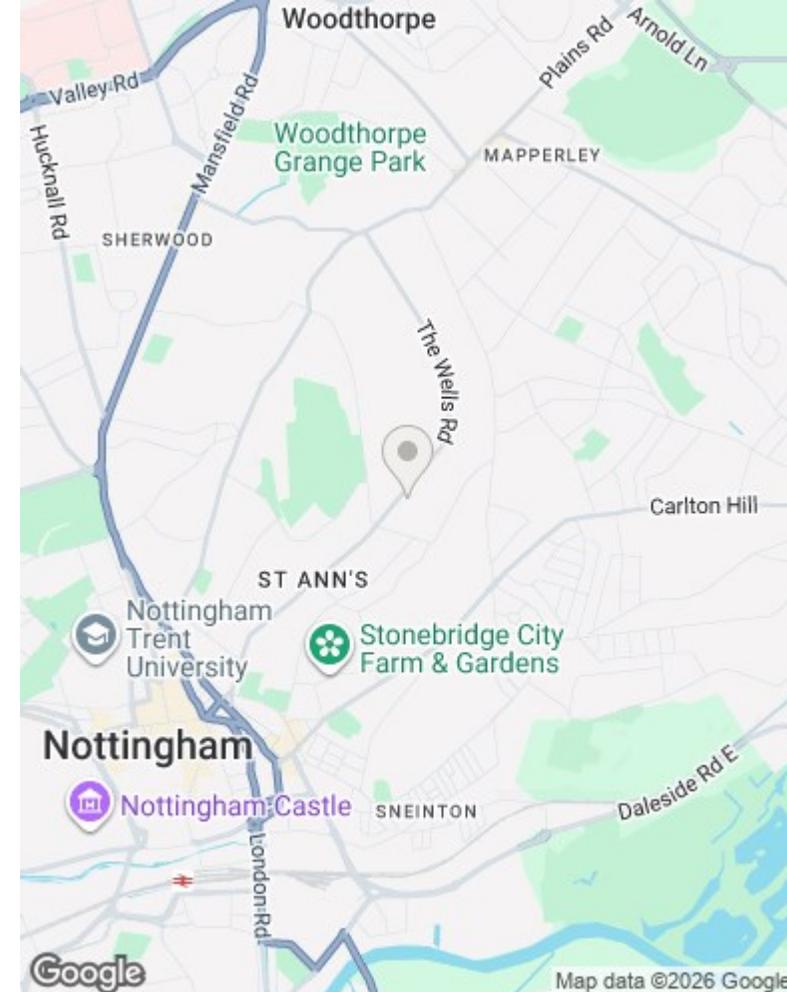
Reduced headroom
0.6 m²
7 ft²

(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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