



 2

 2

 1

 C

DavidJames
the estate agent

Hardstaff Road, Nottingham, NG2 4HR

£895 Per Month

About This Property

This well-presented two-bedroom mid-terrace property offers spacious and comfortable accommodation. The property features a generous living room leading through to a separate dining room, creating a versatile and sociable living space. To the rear, the modern breakfast kitchen is fitted with an integrated oven, gas hob and extractor, offering ample storage and workspace. Upstairs, there are two good-sized bedrooms, including a spacious main bedroom with fitted wardrobes, along with a bathroom comprising a three-piece suite with shower over the bath. Outside, the property benefits from an enclosed rear yard, perfect for low-maintenance outdoor space. Conveniently located close to local amenities, shops and excellent public transport links, the property is also within easy walking distance of Nottingham City Centre, making it ideal for commuters.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

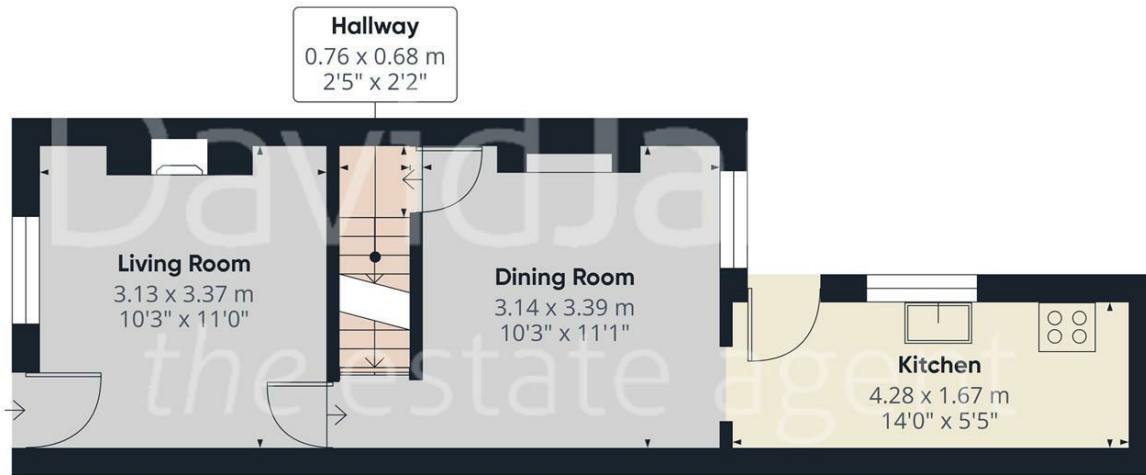
EPC Rating: C

Council Band: A

- Mid-terrace property
- Spacious living room
- Separate dining room
- Modern breakfast kitchen with integrated oven, gas hob and extractor
- Two bedrooms
- Main bedroom with fitted wardrobes
- Three-piece bathroom suite with shower over the bath
- Full double glazing & gas central heating
- Enclosed rear yard
- Walking distance to Nottingham City Centre







Floor 0

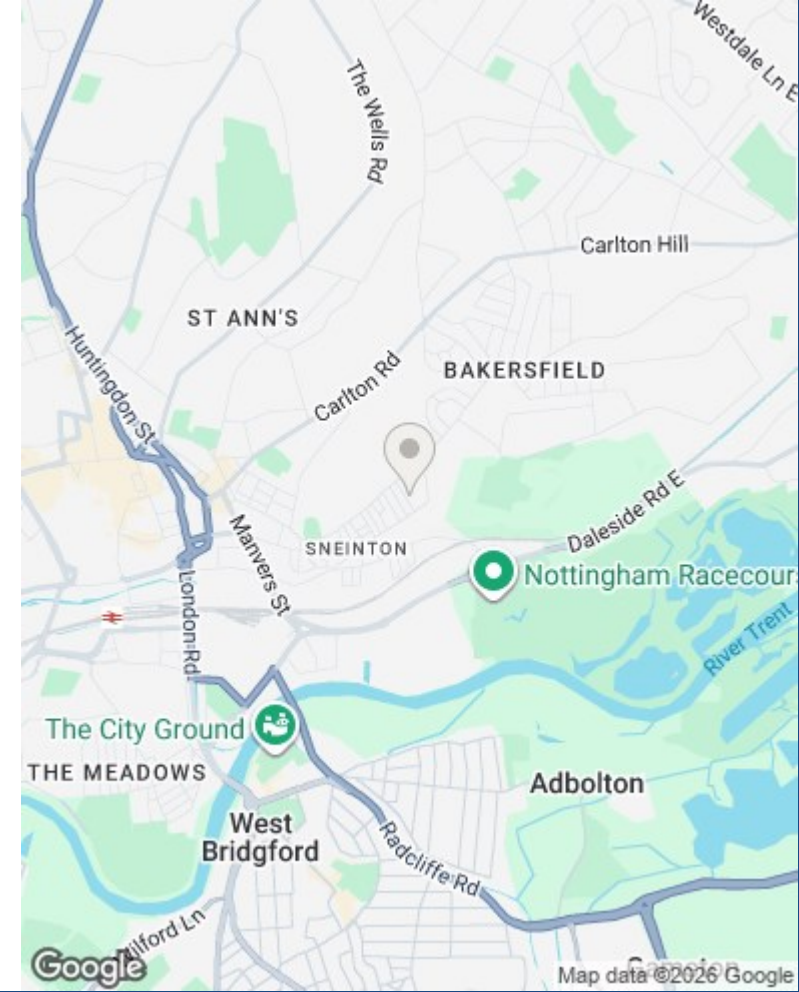


Approximate total area⁽¹⁾
29.2 m²
314 ft²

(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.

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: A
Nottingham City 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

