



3



1



1



DavidJames
the estate agent

Cherry Tree Close, Calverton, Nottingham, NG14 6RH

£1,100 Per Calendar Month

About This Property

This well-presented three-bedroom semi-detached house is situated in the popular village of Calverton and offers comfortable and well-proportioned accommodation throughout. The property comprises a spacious living room with patio doors opening onto the rear garden, there is a modern fitted kitchen and a useful ground floor WC. To the first floor are three bedrooms and a three-piece family bathroom with shower over the bath. Externally, the property benefits from a low-maintenance rear garden and a driveway to the front providing off-road parking.

TENANCY DETAILS

Available From: NOW

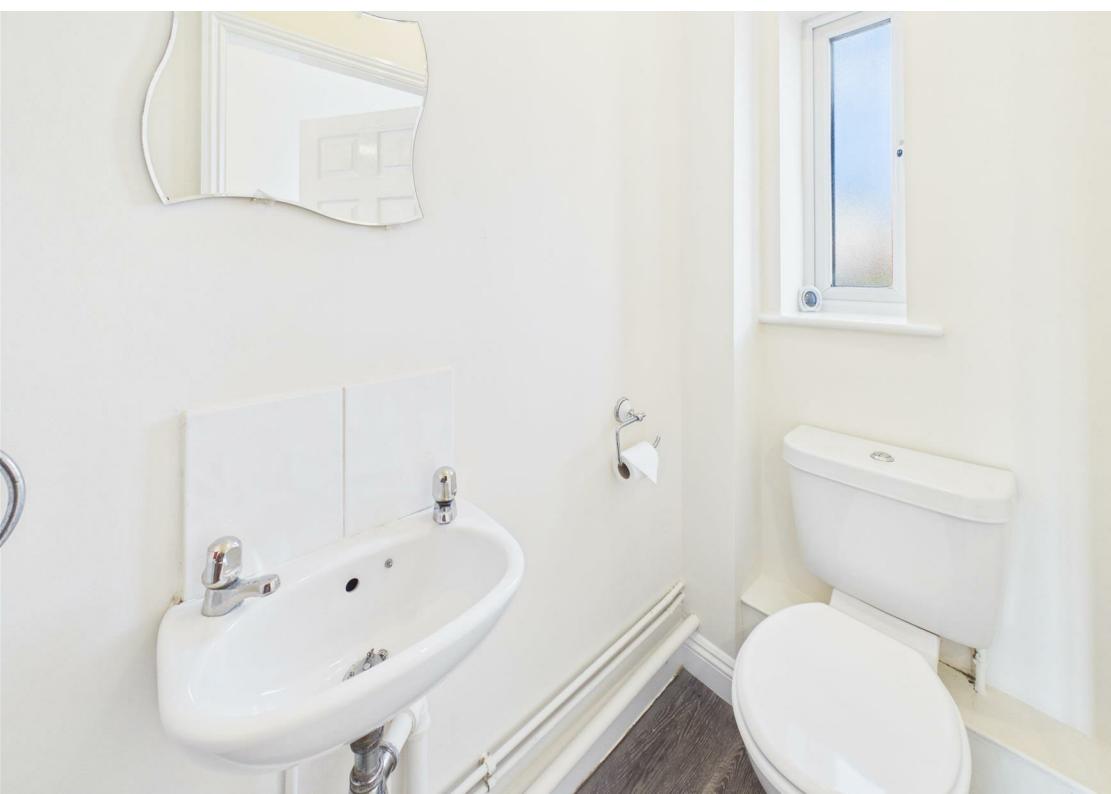
Furnishing: Unfurnished

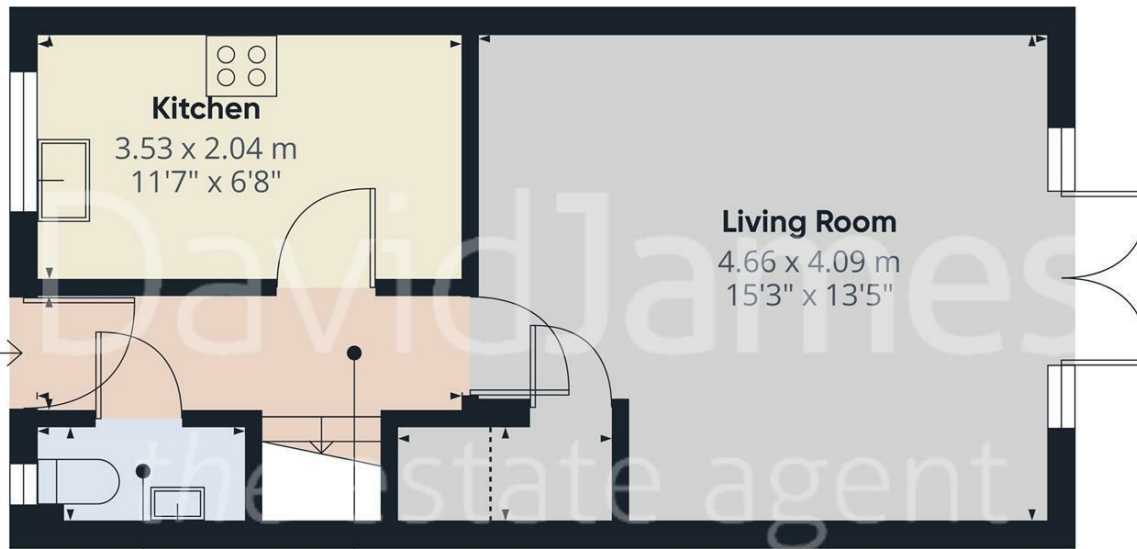
EPC Rating: TBC

Council Band: A

- Semi-detached house in Calverton
- Well presented throughout
- Modern fitted kitchen
- Spacious living room
- Patio doors leading to rear garden
- Ground floor WC
- Three bedrooms
- Three-piece bathroom with shower over bath
- Full double glazing & gas central Heating
- Driveway providing off-road parking







Approximate total area⁽¹⁾

33.2 m²
358 ft²

Reduced headroom

0.5 m²
6 ft²

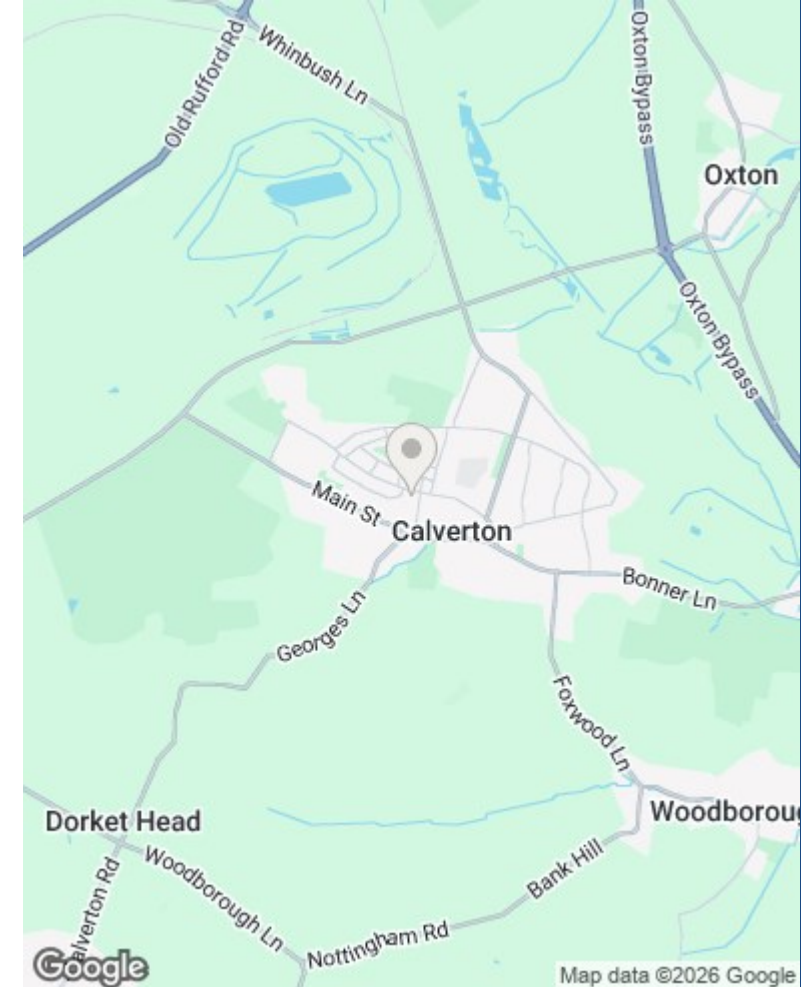
(1) Excluding balconies and terraces

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: A
Gedling Borough 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

