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**DavidJames**  
the estate agent

**Gordon Road, Thorneywood, NG3 2LL**

**£875 Per Calendar Month**

# About This Property

Situated in a convenient location, this well-presented end-terrace house offers comfortable and versatile living ideal for professionals, couples or small families. The ground floor features a spacious lounge/dining room, thoughtfully separated by the staircase to the first floor, creating distinct yet open living areas enhanced by dual aspect windows that allow for an abundance of natural light. The charming kitchen is fitted with base level units and integrated cooking appliances and leads to the contemporary, fully tiled bathroom complete with striking black fixtures and a shower over the bath. To the first floor are two well-proportioned double bedrooms and the property benefits from combination gas central heating and UPVC double glazing throughout. Externally, there is a low-maintenance rear garden, ideal for relaxing or entertaining. With a wide range of local amenities and excellent transport links nearby, this property presents a fantastic rental opportunity.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished (the landlord is flexible and happy for furniture as seen in the photos to remain if desired)

EPC Rating: E

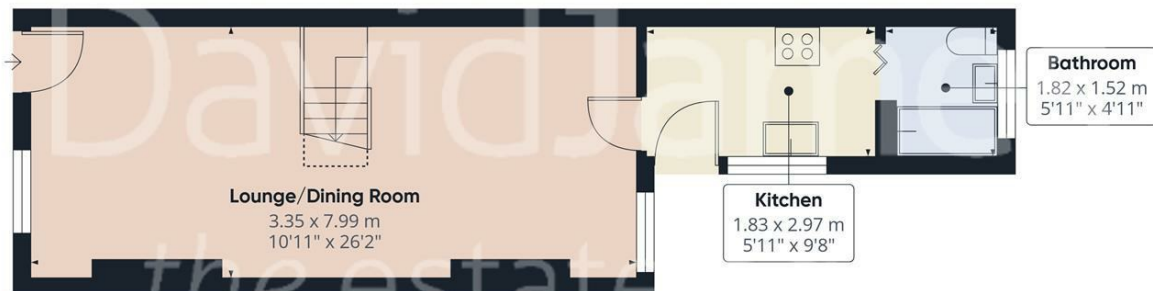
Council Band: A



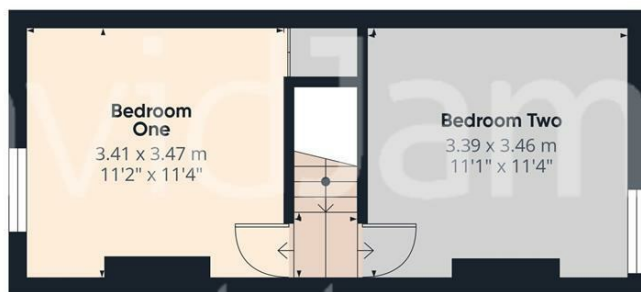
- Well-presented end-terrace house
- Two double bedrooms
- Spacious lounge/dining room with dual aspect windows
- Living space separated by staircase for defined areas
- Charming kitchen with integrated cooking appliances
- Contemporary fully tiled bathroom with black fixtures and shower over bath
- Combination gas central heating
- UPVC double glazing throughout
- Low-maintenance rear garden
- Close to local amenities and excellent transport links







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

59 m<sup>2</sup>  
635 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(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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