



3



2



1



C

DavidJames
the estate agent

Ballerat Crescent, Heron Ridge, Nottingham, NG5 9LJ

£950 Per Calendar Month

About This Property

A semi detached house located in Heron Ridge, redecorated throughout, with a spacious living room and an open plan kitchen/dining room with patio doors leading to the rear garden. The property also benefits from three bedrooms, two with built in storage, and a three piece shower room. Externally, there are front and rear lawned gardens and a driveway with parking for three cars.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

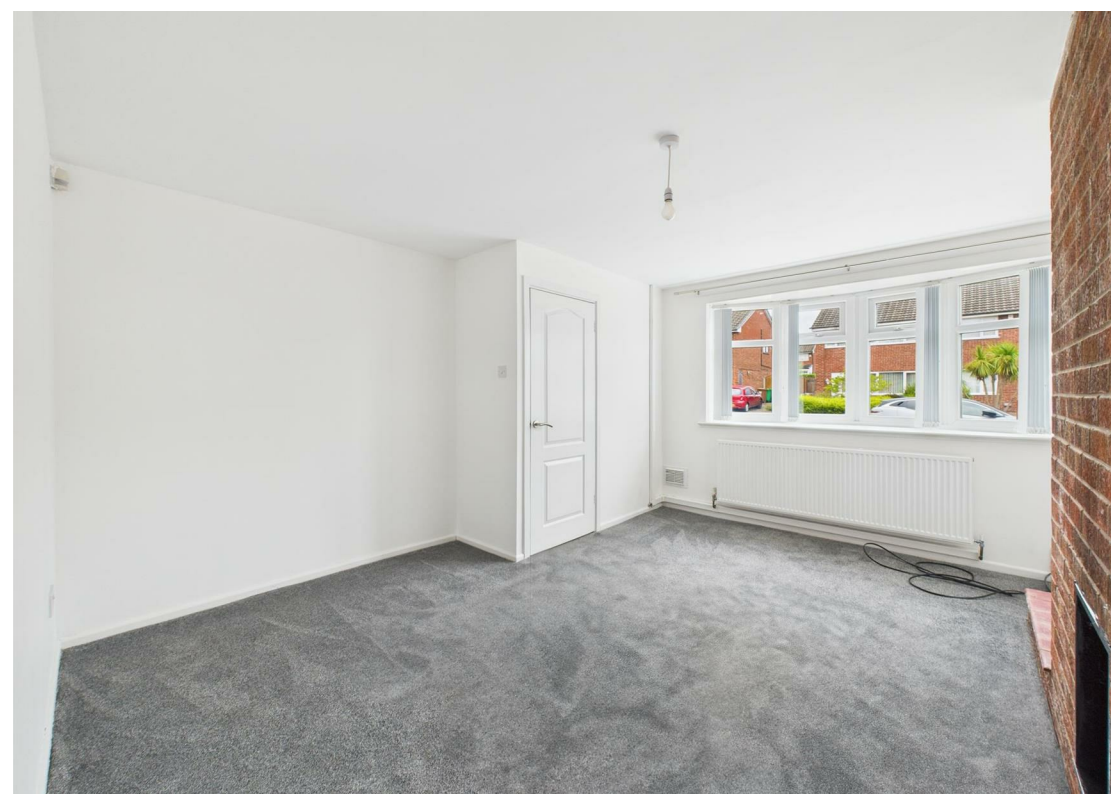
EPC Rating: TBC

Council Band: B

Pets: Considered

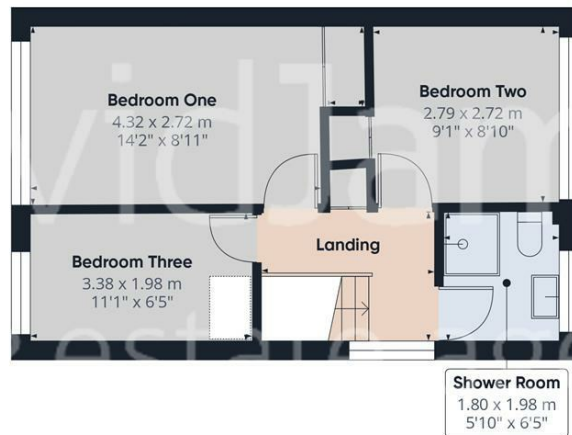
- Semi-detached house
- Three bedrooms (including to double bedrooms)
- Entrance hall
- Kitchen/dining room with patio doors leading to rear garden
- Kitchen includes built in oven and hob
- Shower room with mains shower
- Sealed unit double glazing
- Gas central heating
- Lawned front and rear gardens
- Driveway to the front







Floor 0



Floor 1

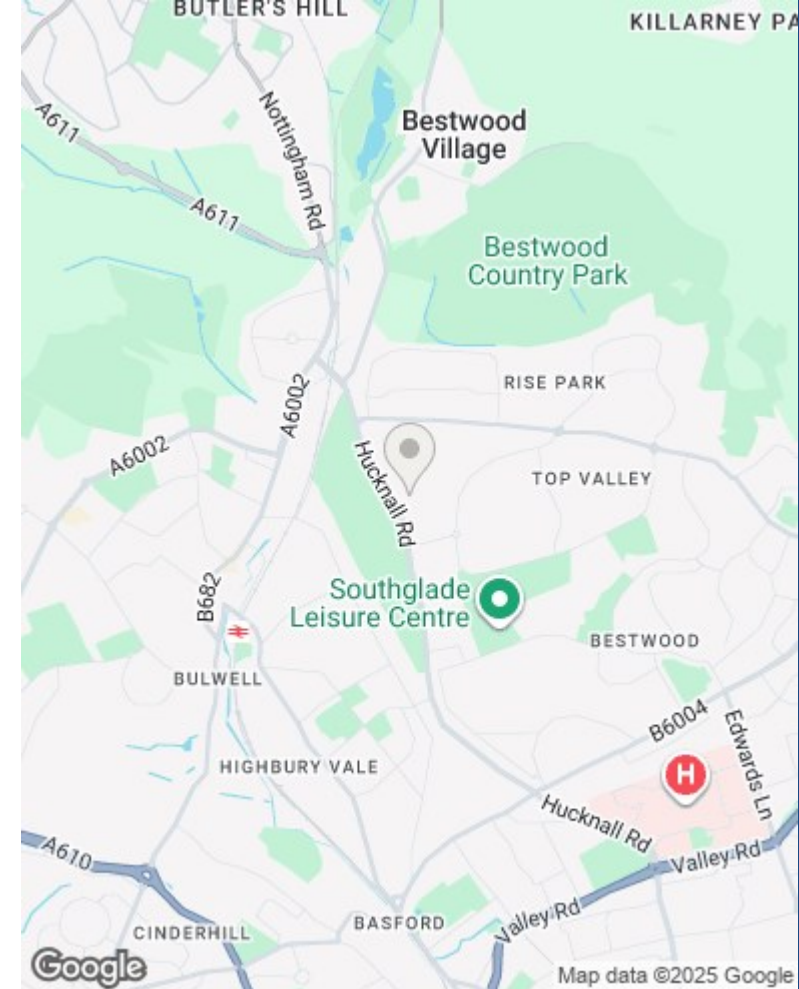


Approximate total area**
70.7 m²
761 ft²

(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: B
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

