



2



3



1



E

DavidJames
the estate agent

Almond Walk, Gedling, Nottingham, NG4 4AH

£1,100 Per Calendar Month

About This Property

Nestled on a serene street just moments away from Gedling Country Park, this beautiful detached bungalow presents a perfect blend of comfort and convenience. The property boasts two double bedrooms, with the primary bedroom featuring fitted wardrobes and the second bedroom opening to the private rear garden through sliding patio doors. The well-appointed kitchen comes complete with appliances and ample storage units, while the light-filled living room, adorned with a feature fireplace, offers a cosy retreat. A versatile room provides flexibility for a dining area, office, or potentially a third bedroom, and the bathroom/WC is equipped with an electric shower. Step outside to a private, low-maintenance rear garden, complemented by a garage with electricity and lighting, along with a tandem driveway providing off-street parking for up to two vehicles. Conveniently located near amenities.

TENANCY DETAILS

Available From: 24th March 2026

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

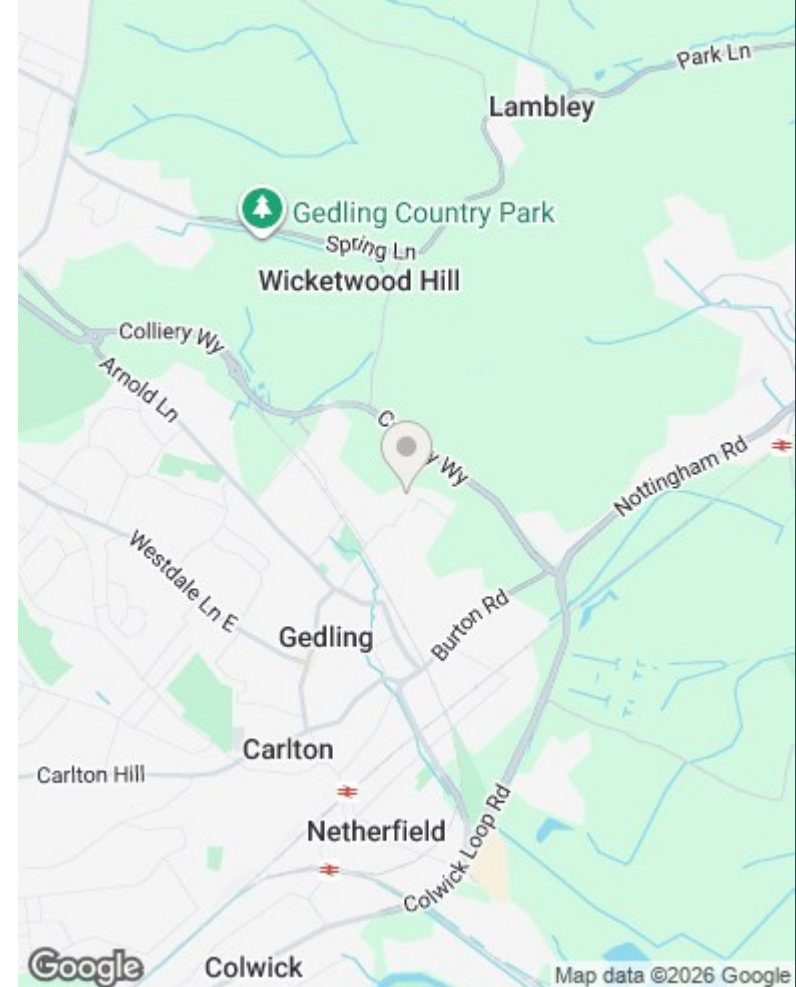
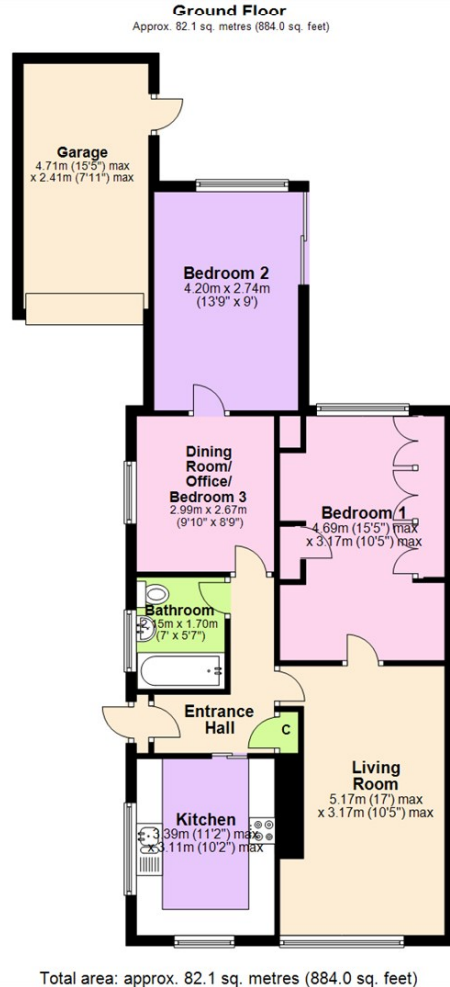
Council Band: C

Pets: Considered

- Beautifully presented detached house close to Gedling Country Park
- Two double bedrooms (bedroom one with fitted wardrobes)
- Versatile room for dining, office or third bedroom
- Light and airy living room with feature fireplace
- Well-appointed kitchen with appliances and ample storage
- Bathroom/WC with electric shower
- Majority double glazing and gas central heating
- Private, low-maintenance rear garden
- Garage and driveway provides off-street parking







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: C
Gedling Borough 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

naea | propertymark
PROTECTED

**The Property
Ombudsman**