



 3

 1

 1

 C

**DavidJames**  
the estate agent

**Portland Road, Carlton, Nottingham, NG4 3QE**

**£1,100 Per Calendar Month**

# About This Property

A well presented semi-detached house in a popular location, close to ample amenities and transport links. There is an entrance hall with tiled flooring, adjoining utility room, modern breakfast kitchen with various integrated appliances, and a lounge with French doors whilst the first floor comprises three bedrooms (bedroom one with fitted wardrobes) and a bathroom/Wc with white suite and mains shower). The property further boasts a driveway providing off-street parking and a contemporary tiered rear garden.

## TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

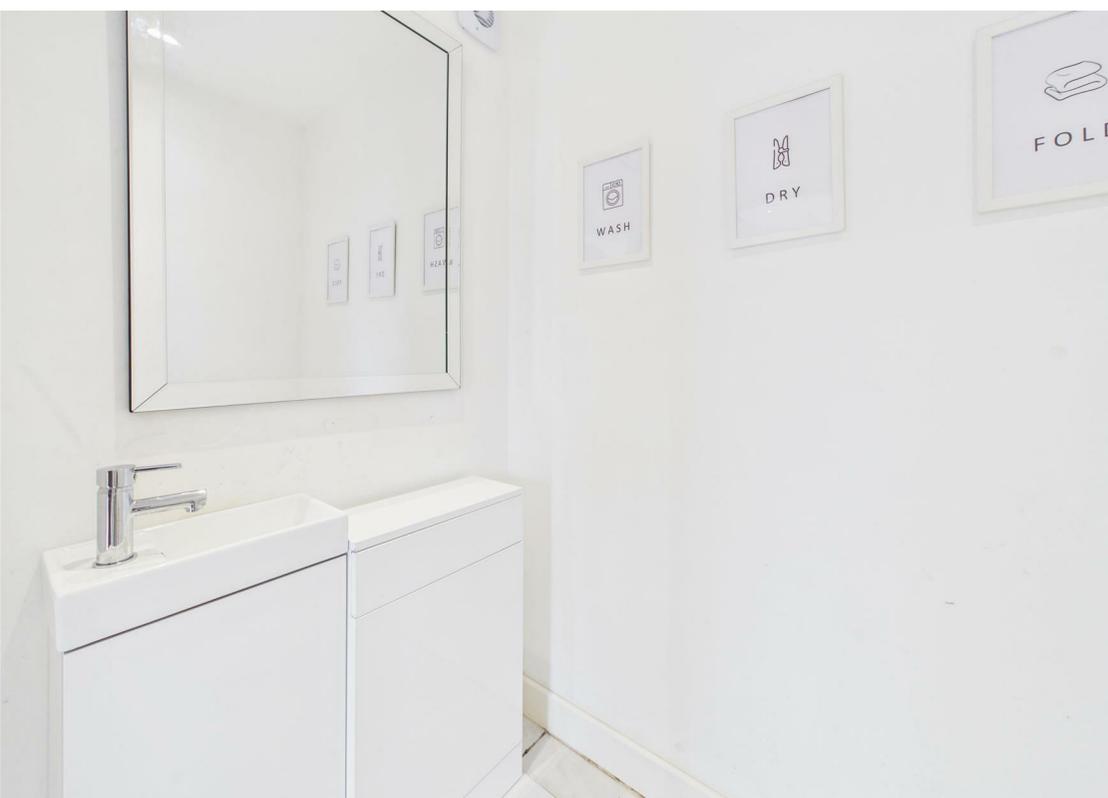
EPC Rating: C

Council Band: B

Pets: Not permitted

- Well presented semi detached house
- Three bedrooms (bedroom one with fitted wardrobes)
- Entrance hall with adjoining utility room
- Modern breakfast kitchen with integrated appliances
- Lounge with French doors
- Bathroom/Wc with white suite and mains shower
- Gas central heating
- UPVC double glazing
- Off-street parking
- Tiered contemporary rear garden







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
72.3 m<sup>2</sup>  
780 ft<sup>2</sup>

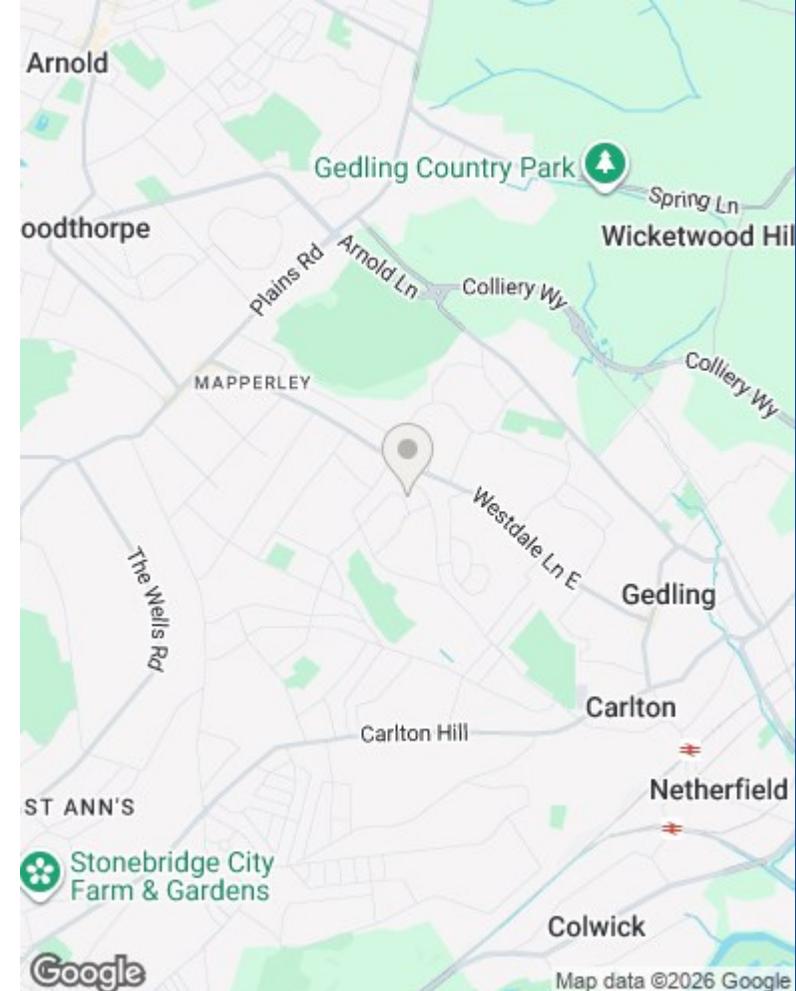
**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(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.

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**  
**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

