



**DavidJames**  
the estate agent

**Covert Road, West Bridgford, Nottingham, NG2 6GP**

**£1,200 Per Calendar Month**



# About This Property

This spacious house has 3 bedrooms, a conservatory and a lovely rear garden. It is ideal for a family or working professionals and is located on the edge of West Bridgford, within walking distance to a variety of shops, bars and restaurants. The house has a quirky layout downstairs and the entrance hallway has a boiler room and a storage room for cloaks. The hall leads to the kitchen at the rear and there is a large lounge with sliding patio doors that lead into a conservatory overlooking the rear garden. Upstairs, there are three good sized bedrooms, a bathroom with white suite and a shower over the bath and a separate WC. Outside, there are gardens to both the front and the rear. The rear garden is larger than average, mainly laid to lawn with a patio area. There is a brick outbuilding, which is plumbed in for a washing machine. Conveniently located for public transport links and for driving into the city centre, West Bridgford, Edwalton and Gamston.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

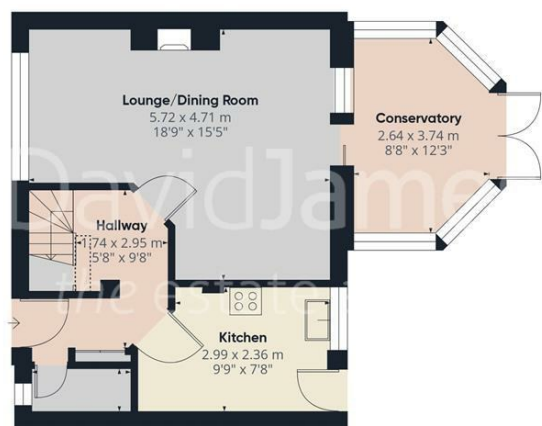
Pets: Not permitted

- Spacious mid-terrace house
- Three bedrooms
- Entrance hall with storage room
- Kitchen with integrated oven, hob & extractor
- Lounge/dining room
- Conservatory
- Bathroom with white suite, separate WC
- UPVC double glazing, gas central heating
- Large rear garden with initial patio and outdoor stores with plumbing
- Frequent transport links & ample amenities





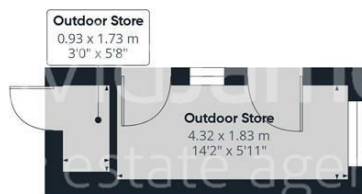




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

99.6 m<sup>2</sup>  
1071 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>  
3 ft<sup>2</sup>

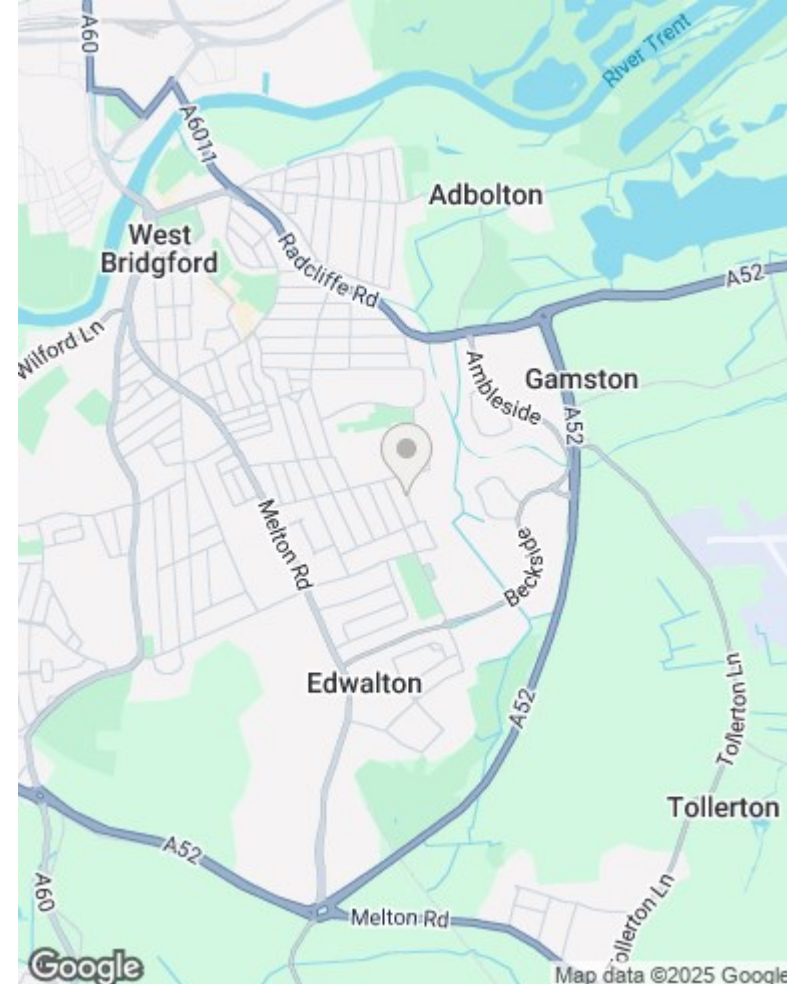
(1) Excluding balconies and terraces

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: B**  
**Rushcliffe Borough Council**

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David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

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**The Property Ombudsman**