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C

**Chipmunk Way, Newton, Nottingham, NG13 8ZH**

**£995 Per Calendar Month**

**DavidJames**  
the estate agent

# About This Property



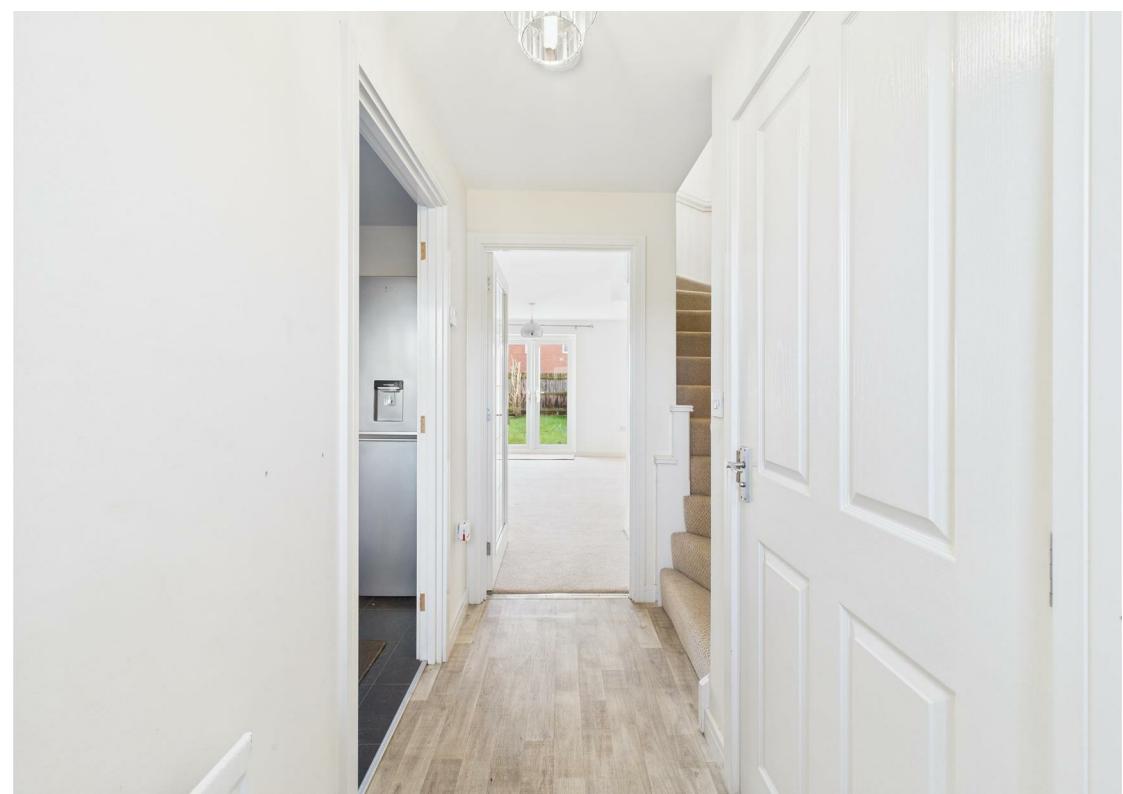
A modern and well-presented semi-detached home, situated within the sought-after village of Newton, Nottinghamshire. The accommodation opens with an entrance hall and ground floor WC, leading through to a contemporary kitchen fitted with appliances. To the rear, a bright and spacious lounge/dining room benefits from useful under-stair storage and French doors opening directly onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining. The first floor offers two generous double bedrooms, serviced by a bathroom/WC with a white suite and mains-fed shower. Further benefits include combi gas central heating, uPVC double glazing, a private driveway providing off-street parking and an enclosed rear garden. The property is ideally positioned for access to well-regarded primary and secondary school catchments, excellent road links and village amenities, making it an excellent choice for professionals, couples or small families alike.

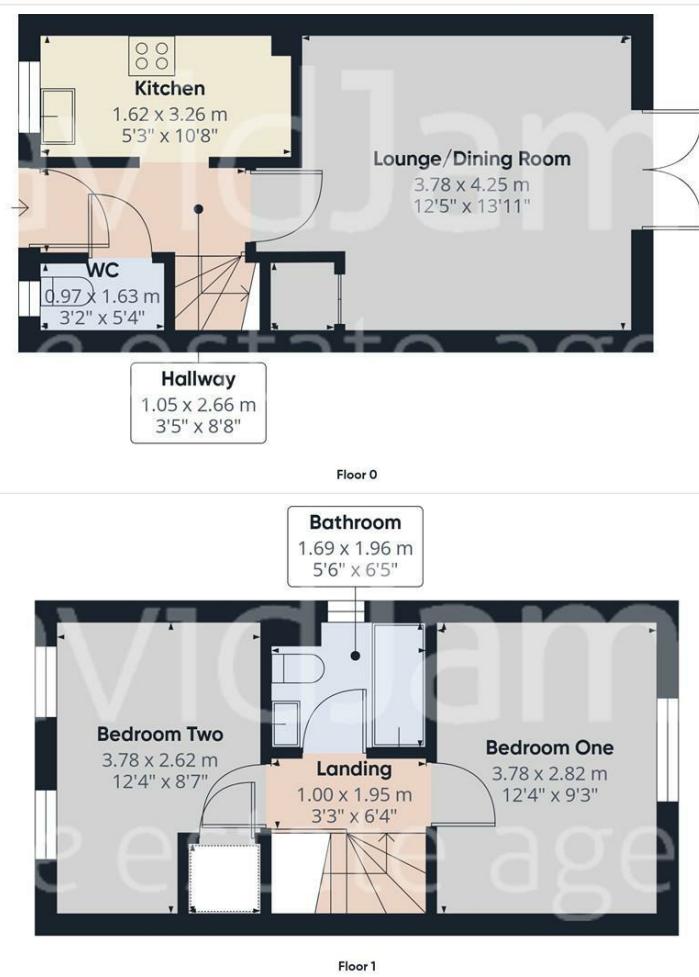
## TENANCY DETAILS

Available From: NOW  
Tenancy Term: Minimum 6 months  
Furnishing: Unfurnished  
EPC Rating: C  
Council Band: B  
Pets: Not permitted

- Modern semi-detached house
- Two well-proportioned double bedrooms
- Entrance hall with ground floor WC
- Kitchen with appliances
- Lounge/dining room with under-stair storage
- French doors opening onto rear garden
- First floor bathroom/WC with white suite and mains shower
- Enclosed rear garden
- Driveway parking
- Popular village location with excellent school catchments and road links







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

53.5 m<sup>2</sup>  
575 ft<sup>2</sup>

Reduced headroom

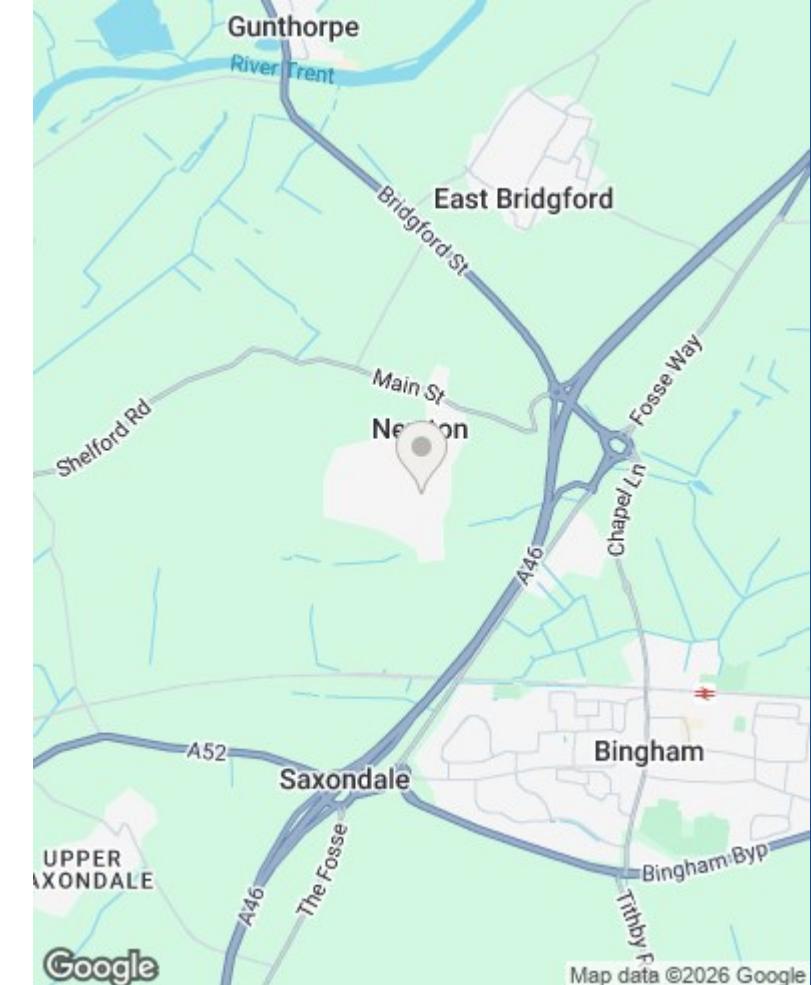
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(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: B**  
**Rushcliffe Borough Council**

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**PROTECTED**

