



DavidJames
the estate agent

Bramcote Road, Beeston, Nottingham, NG9 1AJ

£975 Per Calendar Month

About This Property

Deceptively spacious two bedroom semi-detached house within walking distance of Beeston town centre. The lounge features a large bay window filling the room with natural light, an open-plan kitchen/dining room with the kitchen including appliances and ample cupboard space and a separate utility room. The property includes two generously sized bedrooms, with the main bedroom benefiting from an en-suite bathroom, while a main bathroom serves the rest of the home. Outside, the property boasts a low-maintenance patio garden to the rear and a lawn to the side and is close to a wide range of local amenities, shops, restaurants, and excellent transport links.

TENANCY DETAILS

Available From: 9th December 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

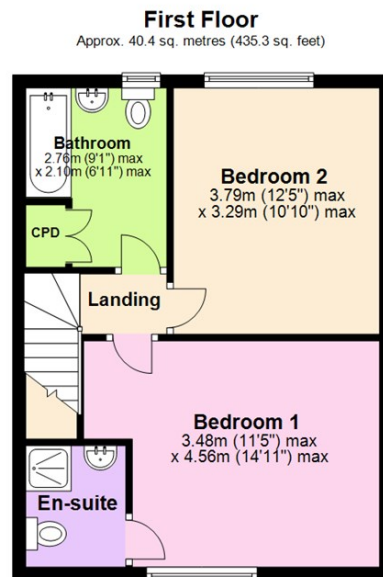
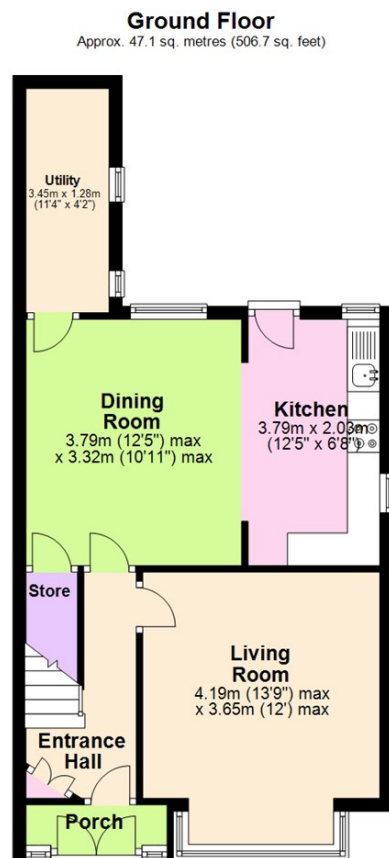
Council Band: B

Pets: Not permitted

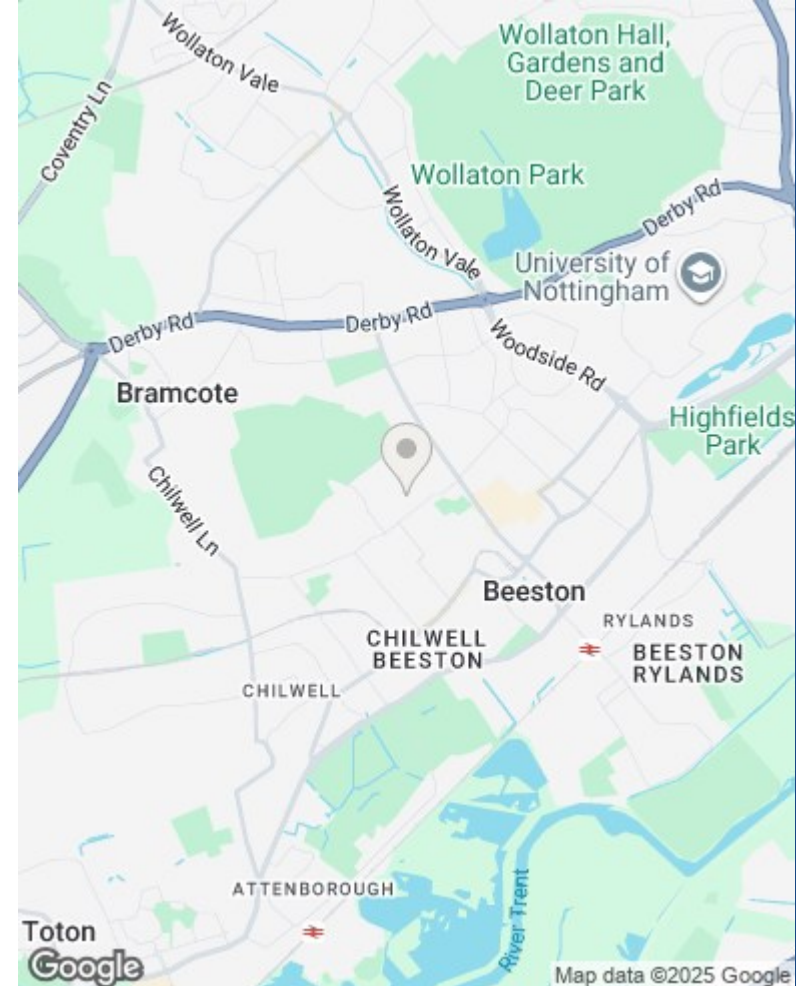
- Semi-detached house within walking distance of Beeston town centre
- Two double bedrooms
- Lounge with large bay window
- Open-plan kitchen/dining room with appliances
- Utility room
- Two bathrooms (including en-suite shower room to Bedroom One)
- Gas central heating
- Majority double glazing
- Rear patio garden and lawned area to the side
- Close to local amenities, shops, and restaurants







Total area: approx. 87.5 sq. metres (942.0 sq. feet)



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
Broxtowe 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