



3



1



1



c

DavidJames
the estate agent

Widecombe Lane, Nottingham, NG11 9GY

£1,050 Per Calendar Month

About This Property

Situated in a popular residential area of Clifton, this well-presented end-terrace house offers generous living accommodation ideal for families or professionals alike. The property welcomes you with an entrance hall leading to a spacious lounge/dining room featuring a fireplace, a front-facing bay window and sliding patio doors that open onto the rear garden, creating a bright and airy feel throughout. The separate dining kitchen provides ample storage and a cooker with extractor hood. Upstairs, there are three bedrooms, including two doubles, served by a bathroom with a white suite and electric shower. Additional benefits include gas central heating, UPVC double glazing, and plentiful storage throughout the home. Externally, the property enjoys a low-maintenance gravelled front garden with a raised driveway offering off-street parking, while the enclosed rear garden features a paved patio and a lawned area. With excellent amenities nearby, as well as regular transport links including the Tram Network, this property offers both comfort and convenience in a popular Nottingham location.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

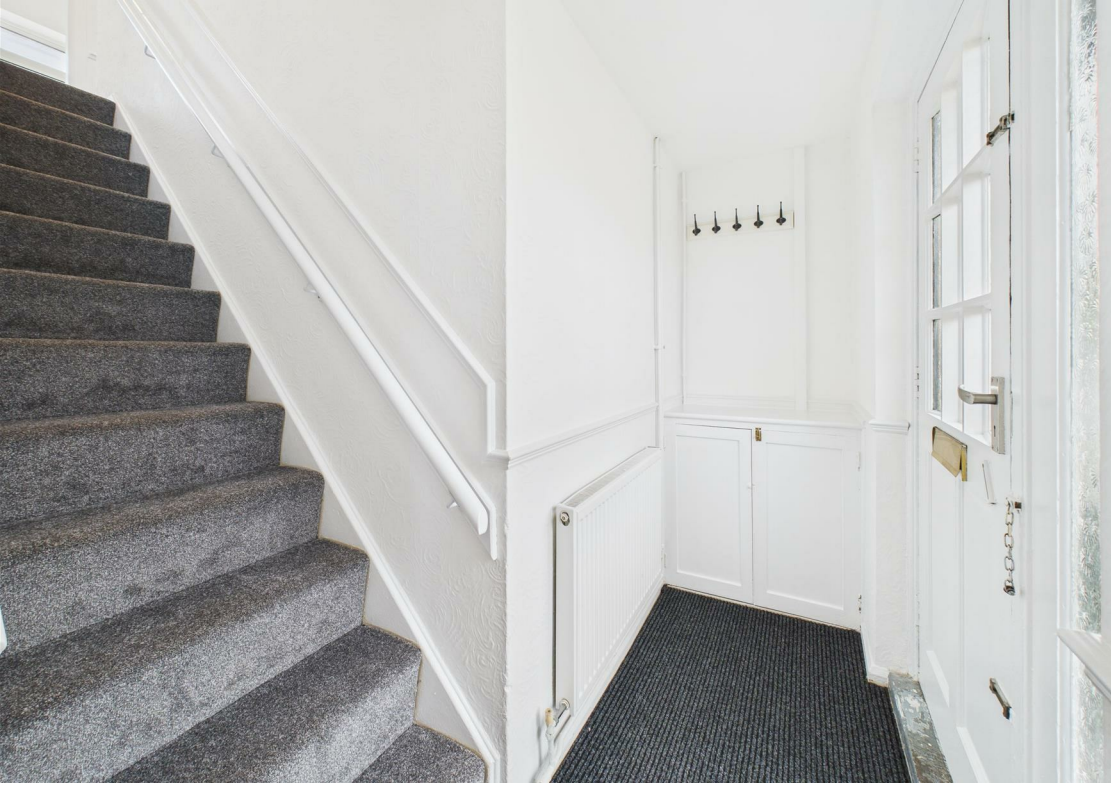
EPC Rating: C

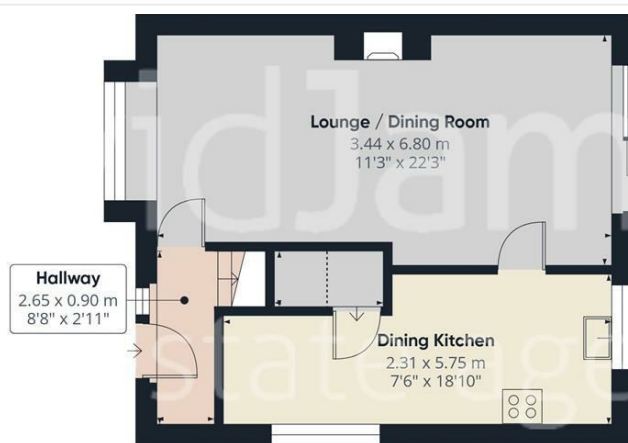
Council Band: A

Pets: Not permitted

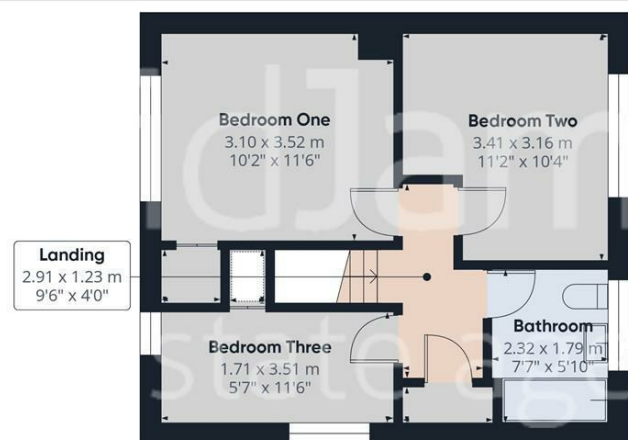
- Well-presented end-terrace house in a popular Clifton location
- Three bedrooms, including two double bedrooms
- Spacious lounge/dining room with feature fireplace and sliding patio doors
- Dining kitchen with cooker and ample storage space
- Bathroom/WC with white suite and electric shower to the first floor
- Newly fitted carpets and re-painted throughout
- Gas central heating, UPVC double glazing
- Enclosed rear garden with paved patio and lawn
- Gravelled front garden and raised driveway for off-street parking
- Close to local amenities, schools and frequent transport links including the Tram Network







Floor 0



Floor 1



Approximate total area⁽¹⁾

74.5 m²
802 ft²

Reduced headroom

0.6 m²
7 ft²

(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: A
Nottingham City 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

