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E

**DavidJames**  
the estate agent

**Westwood Road, Sneinton, Nottingham, NG2 4FT**

**£925 Per Month**

# About This Property

This well-proportioned mid-terrace property, set across three-storeys, sits a short commute from Nottingham City Centre. Upon entering the property you will find a lounge featuring the original flooring and a large window, this space leads directly to the kitchen where a feature exposed brick fireplace serves as a focal point. The kitchen is equipped with a range cooker with an extractor plus space for a dining table. The kitchen connects to a separate utility area that provides access to a rear courtyard-style garden. To the first floor, the property offers two bedrooms including a generous double with open storage and the second bedroom is a good-sized single including a storage cupboard. The family bathroom is fitted with a three-piece white suite and electric shower over the bath. Stairs leading to the second floor feature a skylight-style window, providing access to a third bedroom for additional living space.

## TENANCY DETAILS

Available From: 3rd June 2026

Furnishing: Unfurnished

EPC Rating: E

Council Band: A

- Three-storey mid-terrace home
- Three bedrooms over the first and second floors
- Lounge with original wooden flooring and high ceilings
- Good sized kitchen with exposed brick feature wall
- Separate utility area
- Well-appointed family bathroom
- Cellar for additional storage
- Full double glazing and gas central heating
- Low-maintenance courtyard-style rear garden
- Short commute to Nottingham City Centre







Floor -1



Entrance  
0.82 x 0.87 m  
2'8" x 2'10"

Floor 0



Floor 1



Floor 2

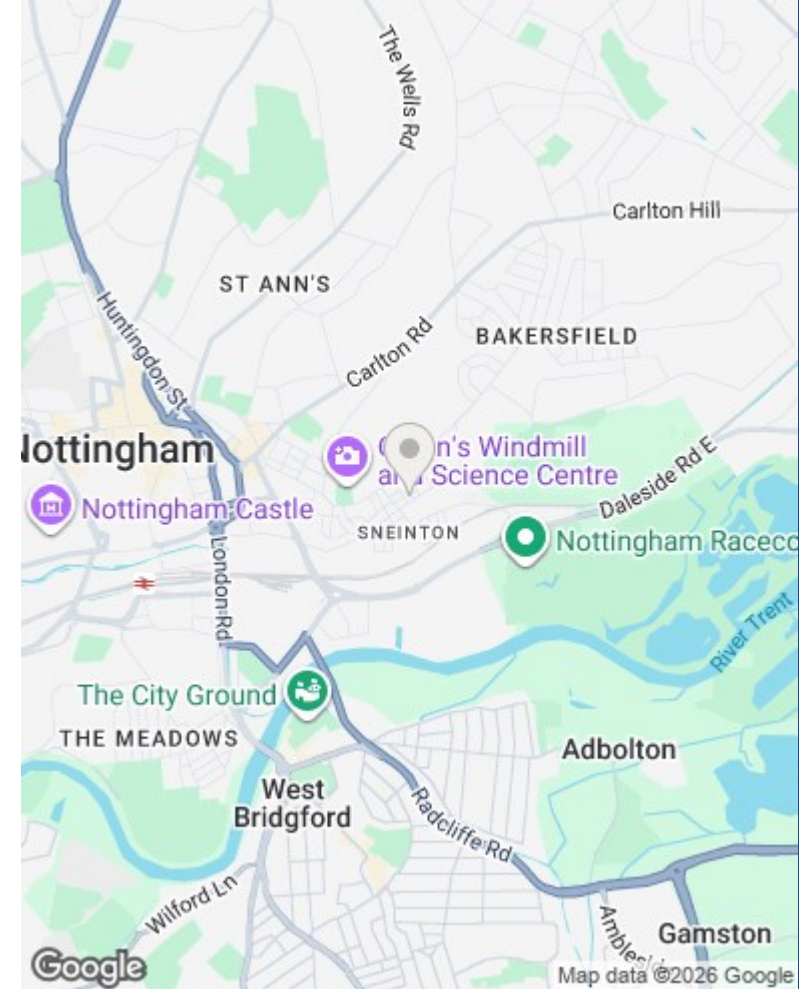


Approximate total area<sup>1)</sup>  
81.28 m<sup>2</sup>  
874.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**

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the estate agent

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

