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**DavidJames**  
the estate agent

**Gunthorpe Drive, Nottingham, NG5 3DW**

**£975 Per Month**

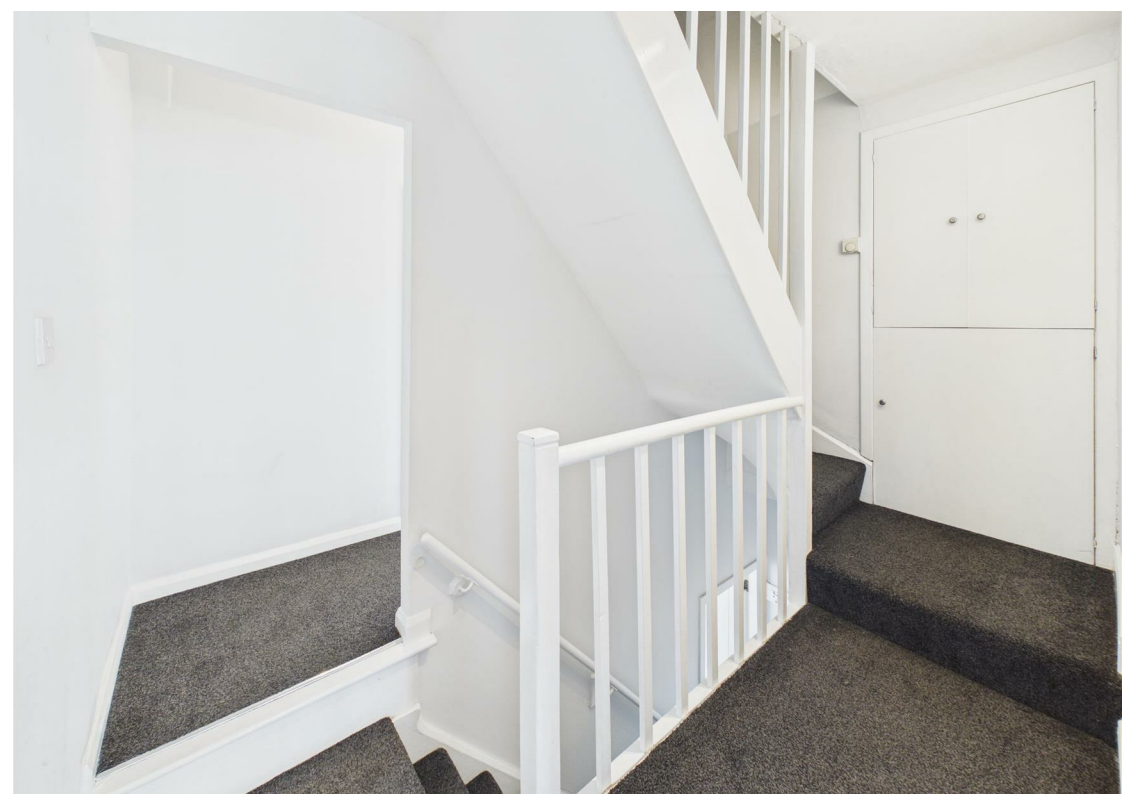
# About This Property

This well-presented three-bedroom mid-townhouse in the popular area of Sherwood offers comfortable and versatile living. The property features a spacious living room, along with a fitted kitchen complete with integrated cooking appliances. Upstairs, there are three bedrooms comprising two generous doubles and a versatile single room, ideal as a home office, nursery or guest space. The accommodation is completed by a three-piece bathroom suite with a shower over the bath. Externally, the property benefits from a rear garden with a large patio area, while to the front there is a driveway offering convenient off-road parking. Ideally located close to City Hospital, as well as a range of local amenities and excellent public transport links, this property combines practicality with a sought-after location.

Available From: Now  
Furnishing: Unfurnished  
EPC Rating: D  
Council Band: A

- Mid townhouse
- Spacious living room
- Fitted kitchen with integrated cooking appliances
- Two double bedrooms, versatile single bedroom
- Three-piece bathroom with shower over bath
- Full double glazing & gas central heating
- Rear garden with patio area
- Driveway providing off-road parking
- Close to City Hospital
- Excellent access to local amenities and public transport



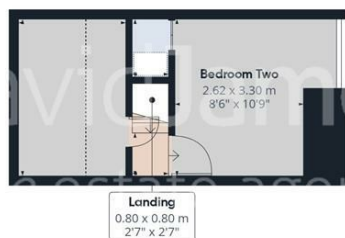




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



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Approximate total area<sup>(1)</sup>  
70.9 m<sup>2</sup>  
762 ft<sup>2</sup>

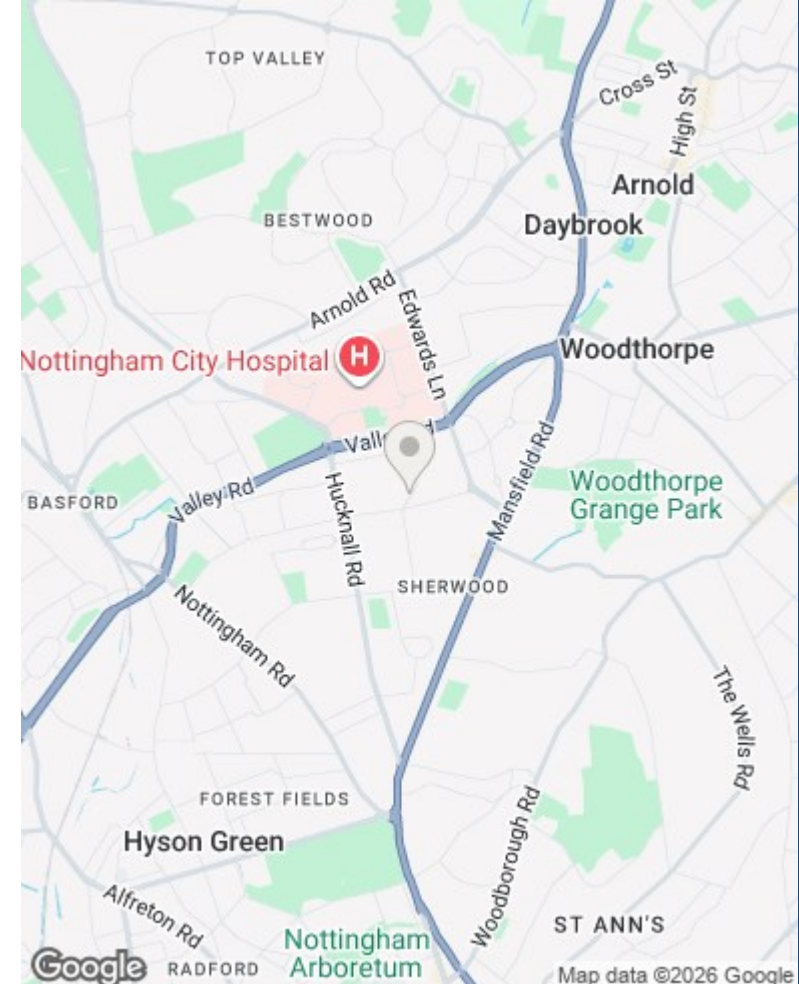
Reduced headroom  
4.7 m<sup>2</sup>  
51 ft<sup>2</sup>

(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.

GIRAFFE360



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

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**The Property Ombudsman**