



- 2
- 1
- 1
- C

DavidJames
the estate agent

Ingram Terrace, Bulwell, Nottingham, NG6 9GT

£875 Per Calendar Month

About This Property



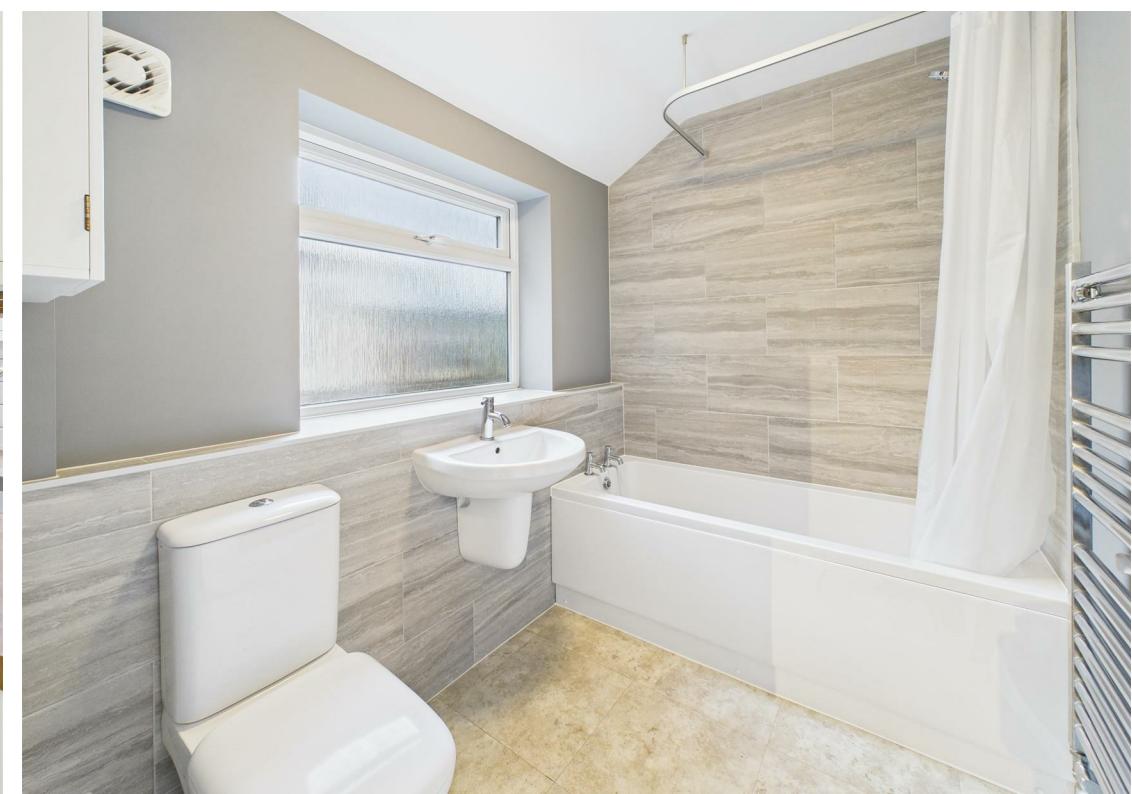
An immaculately presented mid-terrace house tucked away from the road down a quiet walkway, offering a comfortable and well-maintained home in a popular residential area. The accommodation comprises a welcoming living room with grey carpeting, leading through to a spacious kitchen/diner providing ample storage and integrated cooking appliances. A rear lobby gives access to a modern bathroom/WC fitted with a contemporary white suite and a shower over the bath. To the first floor are two well-proportioned double bedrooms, both finished with grey carpets. The property further benefits from gas central heating and UPVC double glazing throughout. Externally, there is a rear garden with useful outdoor storage, while a range of local amenities, schools and excellent transport links are conveniently close by, making this an ideal home for professionals and small families.

TENANCY DETAILS

Available From: NOW
Tenancy Term: Minimum 12 months
Furnishing: Unfurnished
EPC Rating: C
Council Band: A
Pets: Not permitted

- Immaculately presented mid-terrace house
- Two double bedrooms
- Living room with modern grey carpet
- Spacious kitchen/diner with ample storage
- Integrated cooking appliances
- Rear lobby and modern bathroom/WC
- Gas central heating
- UPVC double glazing throughout
- Rear garden with useful outdoor storage
- Ample amenities and transport links close by







David James
the estate agent

Approximate total area⁽¹⁾
64 m²
687 ft²

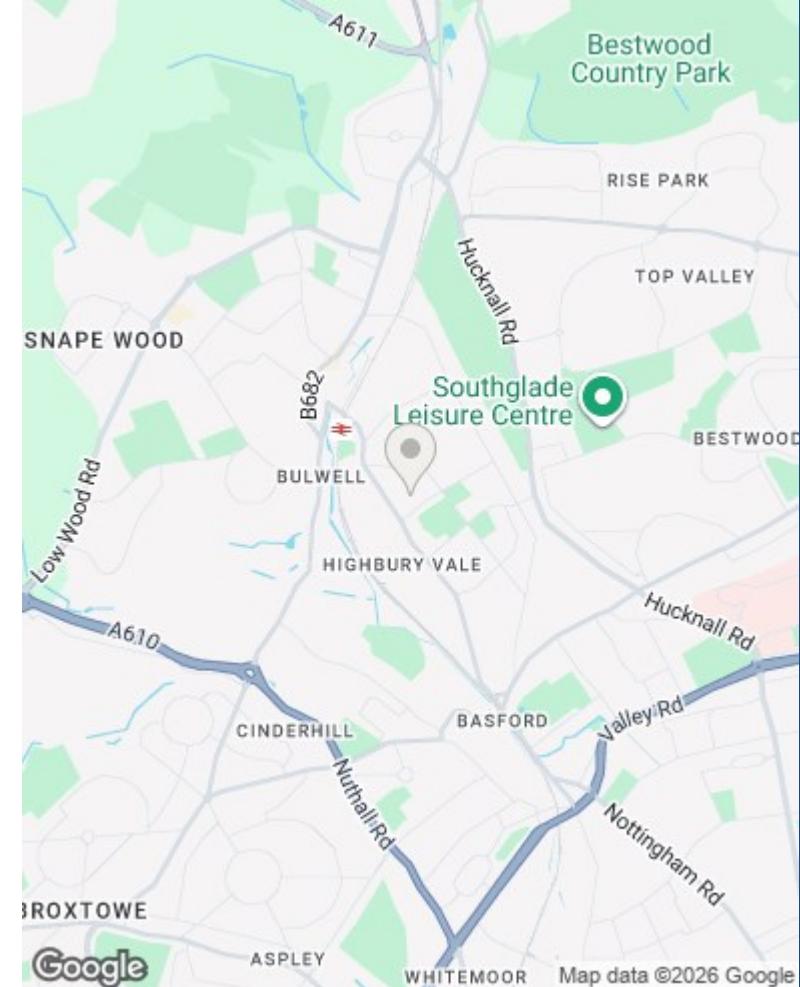
Reduced headroom
0.4 m²
4 ft²

(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


**The Property
Ombudsman**