



**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

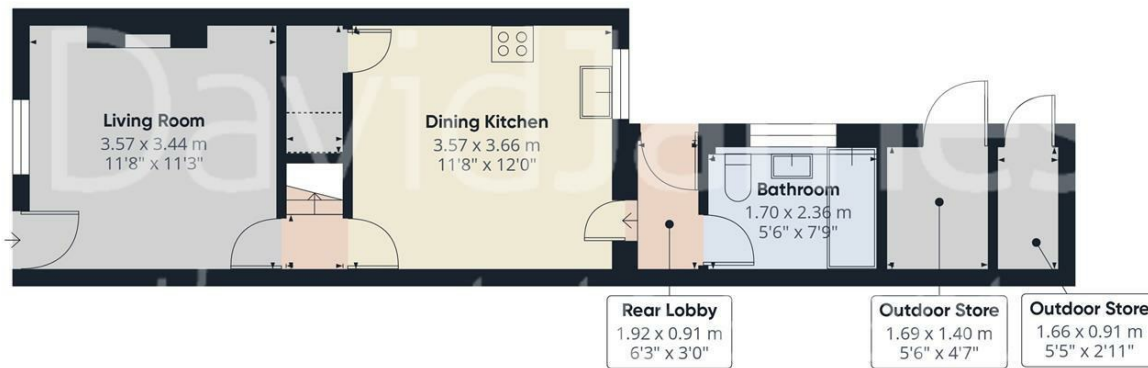
Pets: Not permitted

- 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

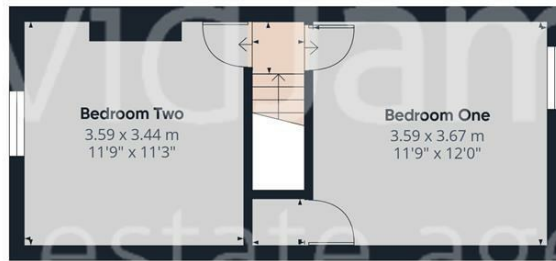








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

64 m<sup>2</sup>  
687 ft<sup>2</sup>

Reduced headroom

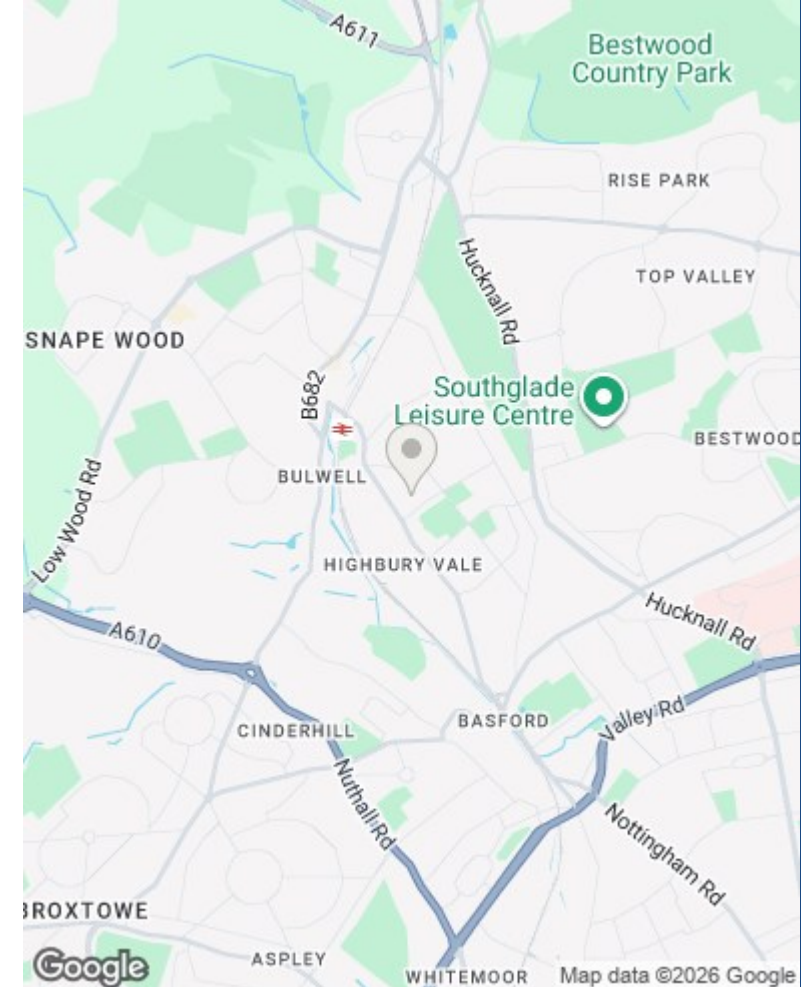
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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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