



DavidJames
the estate agent

St. Bartholomews Road, Nottingham, NG3 3EG

£995 Per Month

About This Property

Situated within walking distance of Nottingham City Centre, this deceptively spacious semi-detached home has been improved to offer modern accommodation, making it an excellent choice for professionals, couples or families alike. The property is entered via an entrance hall which leads through to a superb, generously sized lounge/dining room, featuring dual aspect windows that flood the space with natural light alongside attractive wood-finish flooring, creating a welcoming and versatile living area. To the rear, the BRAND NEW fitted kitchen has been thoughtfully designed with a range of contemporary units, integrated cooking appliances and French doors opening directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms complemented by a BRAND NEW family bathroom fitted with a modern white suite and a two-way mains-fed rainfall shower. Outside, the tiered rear garden provides a paved patio for outdoor dining alongside a raised lawn area. Perfectly positioned within walking distance of Nottingham City Centre, the property also enjoys excellent access to a wide range of local amenities, schools and frequent transport links.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

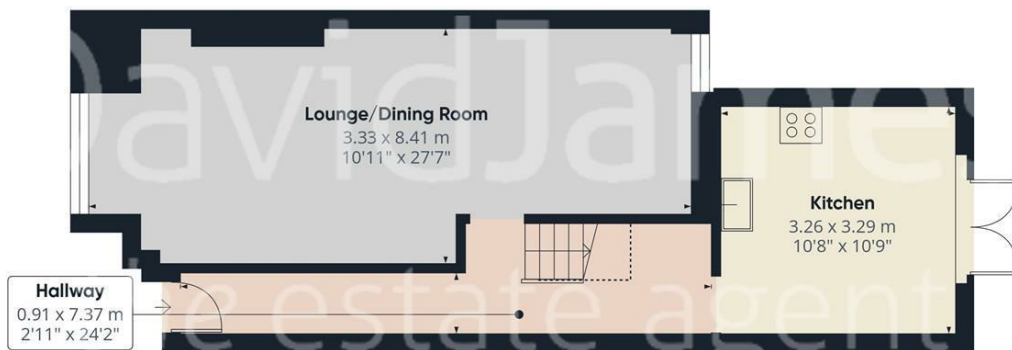
EPC Rating: TBC

Council Band: A

- Deceptively spacious semi-detached house
- Three well-proportioned bedrooms
- Large dual aspect lounge/dining room with wood-effect flooring
- BRAND NEW fitted kitchen with integrated cooking appliances
- French doors leading to the rear garden
- BRAND NEW first floor bathroom with two-way mains rainfall shower
- Gas central heating and majority double glazing
- Tiered rear garden with patio and raised lawn
- Excellent access to local amenities and frequent transport links
- WITHIN WALKING DISTANCE OF NOTTINGHAM CITY CENTRE







Approximate total area⁽¹⁾
85.8 m²
924 ft²

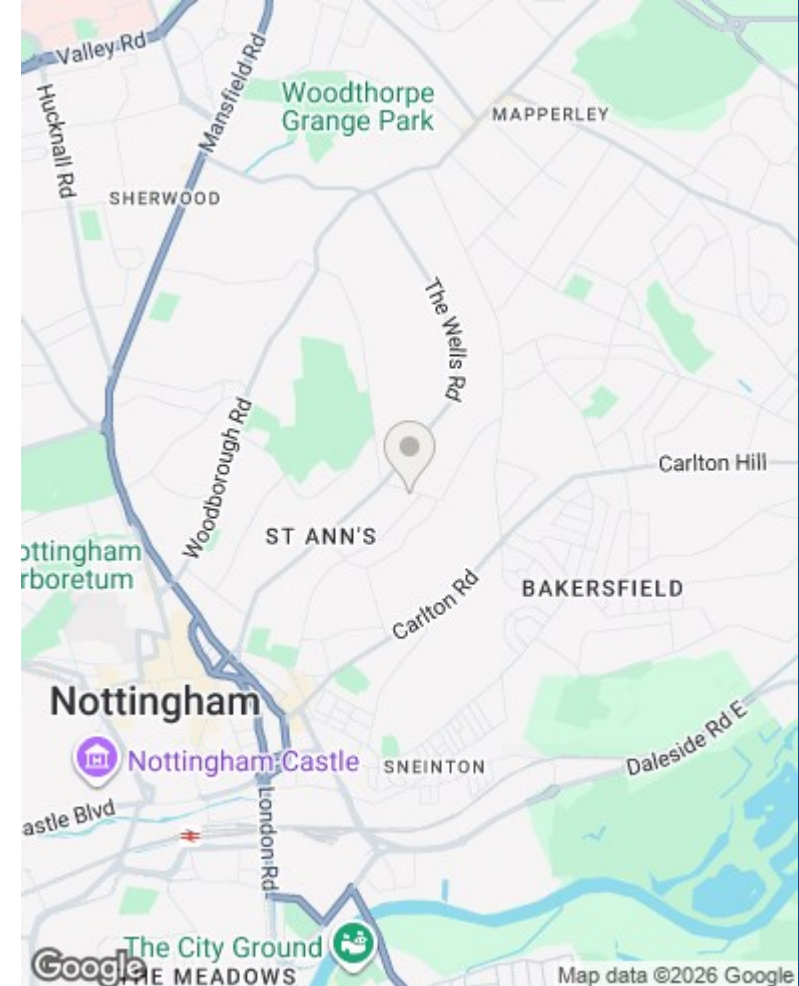
Reduced headroom
1 m²
11 ft²

(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



Council Tax Band: A
Nottingham City Council

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).

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

