



**DavidJames**  
the estate agent

**Queens Avenue, Gedling, Nottingham, NG4 4DW**

**£900 Per Calendar Month**



## About This Property

This well-presented three-bed end terrace house is positioned close to an array of amenities including schools and frequent transport links! The spacious lounge/dining room is adorned with a feature fireplace, complemented by a window to the front and sliding patio doors to the rear, flooding the room with natural light whilst the generous kitchen/diner comes equipped with appliances. A first-floor bathroom/WC with a white suite and mixer shower adds convenience. Outside, there is a private front garden and tiered rear garden. VIDEO TOUR AVAILABLE!

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

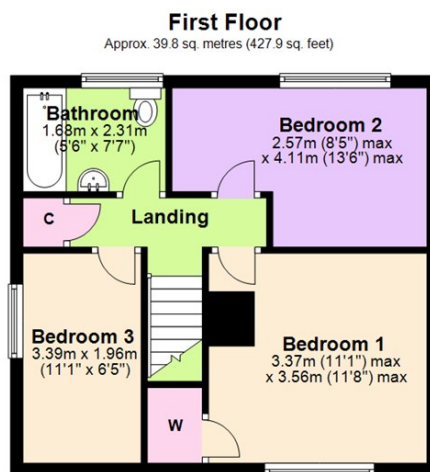
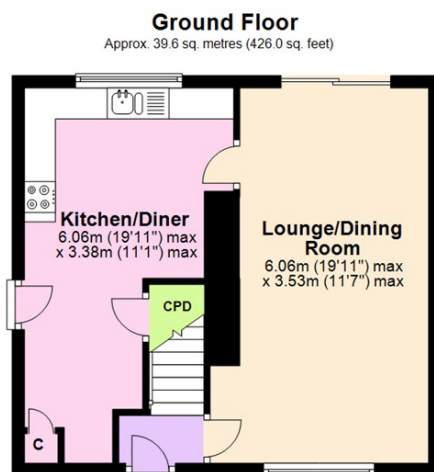
- Well-presented end terrace house
- Three good-sized bedrooms
- Light & airy lounge/dining room with sliding patio doors
- Kitchen/diner with appliances
- First-floor bathroom/Wc with white suite & mixer shower
- UPVC double glazing
- Gas central heating
- Private front garden, tiered rear garden
- Close proximity to ample amenities including schools
- Convenient access to frequent transport links











Total area: approx. 79.3 sq. metres (854.0 sq. feet)



**Council Tax Band: A**  
**Gedling Borough Council**

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**The Property  
Ombudsman**