



DavidJames
the estate agent

Edwards Lane, Sherwood, Nottingham, NG5 3DG

£1,250 Per Calendar Month

About This Property

Located close to the heart of Sherwood, this spacious end terrace house offers comfortable living within walking distance of Nottingham City Hospital and Sherwood's bustling High Street. The property boasts two reception rooms, including a bright living room with French doors leading to the garden, and a versatile sitting/dining room. The modern kitchen diner features appliances and a convenient pantry, while a ground floor WC adds practicality. Upstairs, three well-appointed bedrooms await, with bedroom one offering ample storage/wardrobe space. The modern bathroom/WC is equipped with a stylish white suite and a 2-way mains shower. Additional highlights include a generous rear garden with a paved patio area and a well-maintained lawn, and a garage provides ideal storage space. The driveway offers off-street parking for up to three cars alongside a lawn area. With frequent bus links at your doorstep, this property combines convenience with comfort, making it an ideal home. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 2nd April 2024

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished (with the exception of white goods and wardrobes)

EPC Rating: C

Council Band: A

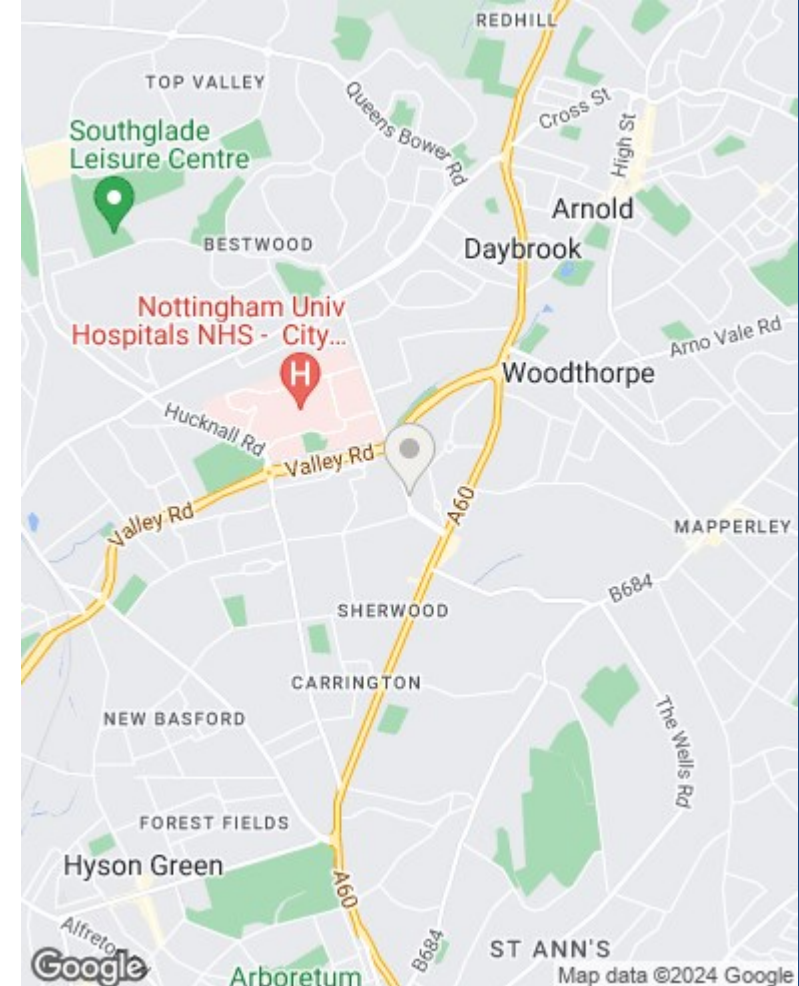
Pets: Not permitted



- Spacious and modern end terrace house
- Three well-appointed bedrooms
- Two reception rooms
- Modern kitchen diner with appliances and pantry, Ground floor Wc
- Modern bathroom/Wc with white suite & 2-way mains shower
- Gas central heating, UPVC double glazing
- Large rear garden with paved patio area and a garage
- Driveway provides off street parking for up to 3 cars complimented by a lawn area
- Within walking distance of Nottingham City Hospital and Sherwood's High Street
- Frequent bus links on the doorstep







Council Tax Band: A
Nottingham City Council

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**The Property
Ombudsman**