



 3

 2

 1

 D

DavidJames
the estate agent

Carlton Hill, Carlton, Nottingham, NG4 1FT

£1,100 Per Calendar Month

About This Property

An immaculately presented end terrace house offering a blend of modern comfort and timeless charm. Boasting high ceilings that enhance the sense of space, this delightful property features a bright living room seamlessly connected to a dining room with French doors, opening to a low maintenance garden, whilst the modern kitchen is adorned with sleek white gloss units and appliances. Upstairs are three well-appointed bedrooms (including two double bedrooms) and a contemporary bathroom/WC adorned with white suite and mains shower. Ample parking is available on-street and there are frequent bus links to the city centre on the doorstep! VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

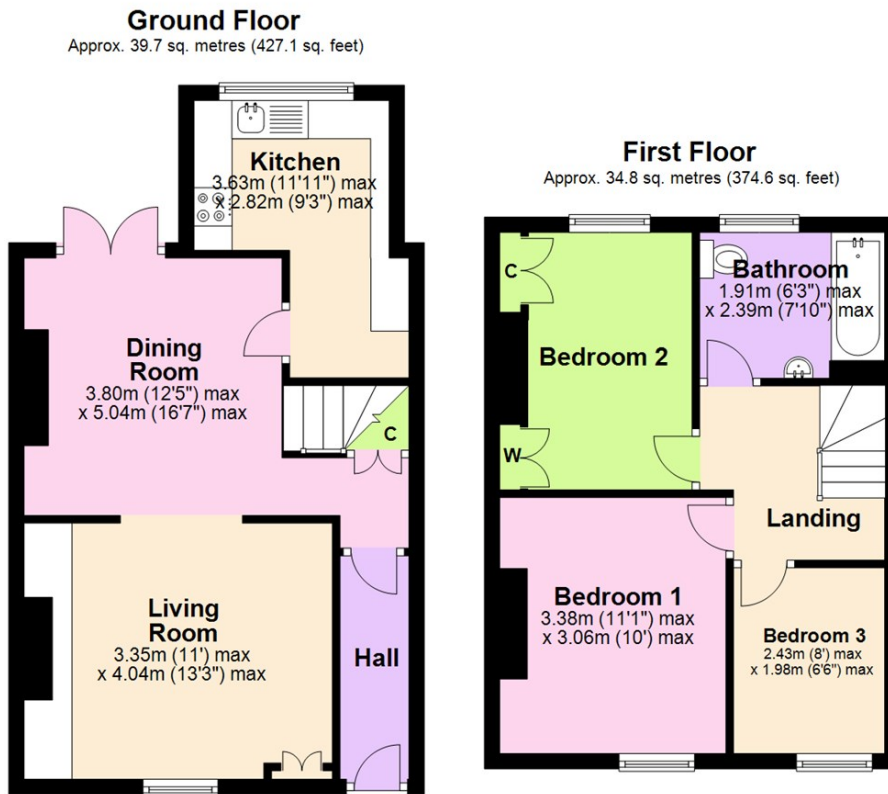
Council Band: A

Pets: Considered with £50pcm rent increase

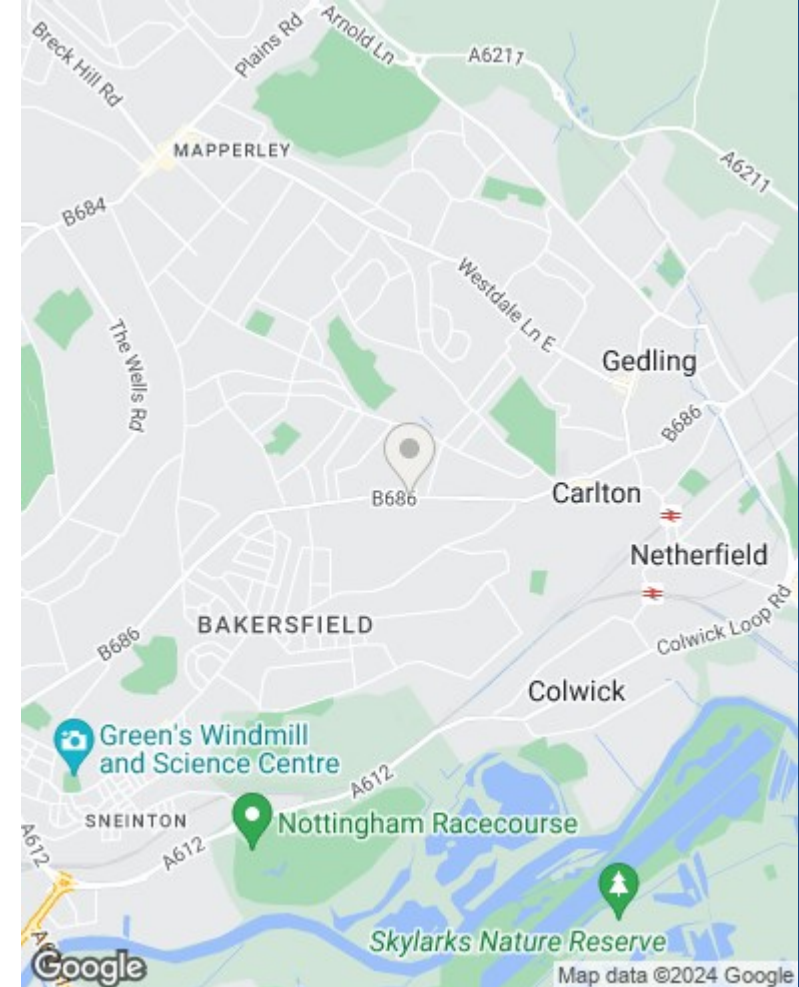
- Immaculately presented end terrace house
- Three bedrooms (including two double bedrooms)
- Living room and adjoining dining room
- Modern kitchen with white gloss units & appliances
- Modern bathroom/WC with white suite & mains shower
- UPVC double glazing
- Gas central heating
- French doors lead to a private low maintenance garden
- Ample on-street parking
- Frequent bus links to the City Centre







Total area: approx. 74.5 sq. metres (801.6 sq. feet)



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
Gedling Borough 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**