



DavidJames
the estate agent

Falcon Close, Lenton, Nottingham, NG7 2DL

£950 Per Calendar Month

About This Property

A well-presented end-terrace house situated in a quiet cul-de-sac. Upon entering, you are greeted by an entrance hall, leading to the well-equipped kitchen with appliances and a lounge/dining room offering a versatile space, complemented by convenient under-stair storage. Upstairs, two bedrooms await, with bedroom one benefitting from built-in wardrobes and a bathroom/WC features a white suite and shower. Additional highlights include a charming rear garden with lawn and patio, gated off-street parking within the garden boundary, an additional space for parking to the side of the property and a front lawn. There are ample amenities and excellent transport links nearby, and just a 30 minute walk stroll to Nottingham City Centre.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Part-furnished (one double bed frame and white goods)

EPC Rating: D

Council Band: B

Pets: Considered

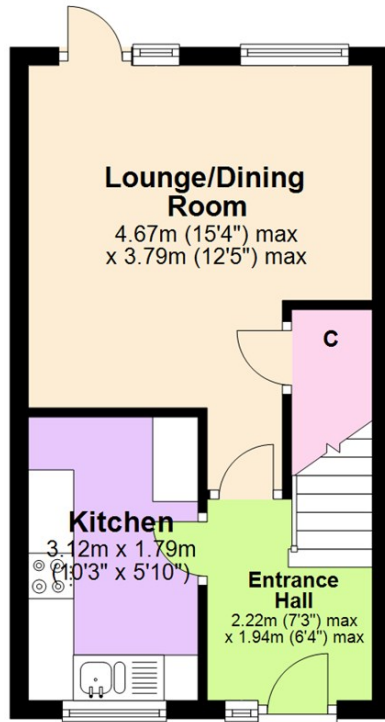
- Well-presented end-terrace house
- Two bedrooms (bedroom one with built-in wardrobes)
- Kitchen with appliances
- Lounge/dining room with under-stair storage
- First-floor bathroom/WC with white suite & shower
- Gas central heating, majority double glazing
- Front and rear gardens
- Parking for two cars
- Close to ample amenities and transport links
- 30 minute walk to Nottingham City Centre





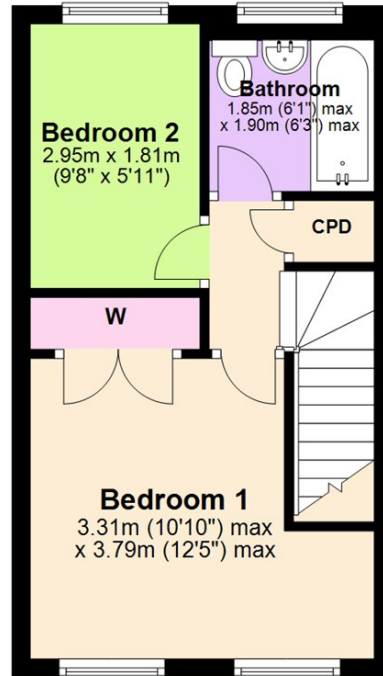
Ground Floor

Approx. 26.5 sq. metres (285.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.7 sq. feet)



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Council Tax Band: B
Nottingham City Council

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The Property Ombudsman