



DavidJames
the estate agent

Birling Close, Bulwell, Nottingham, NG6 7FS

£675 Per Calendar Month



About This Property

A well-presented terraced house ideally situated in close proximity to the M1 motorway and Nottingham's Tram Network. The property features a hall, lounge and modern kitchen, whilst the first floor has a bedroom, a modern bathroom/Wc with white suite and electric shower and built-in-wardrobes to the landing and bedroom. Outside there is off-street parking for multiple cars. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 5th August 2024

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

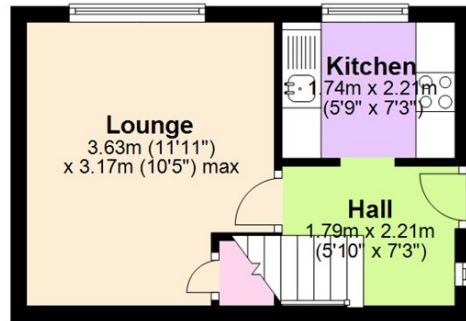
- Modern terraced house
- One double bedroom with built-in wardrobes
- Freshly decorated throughout
- Lounge, modern kitchen with appliances
- Landing with further fitted wardrobes/storage
- Modern bathroom/Wc with electric shower
- Combination gas central heating
- UPVC double glazing
- Double width driveway and additional parking space
- Close proximity to the M1 motorway and tram at Phoenix Park





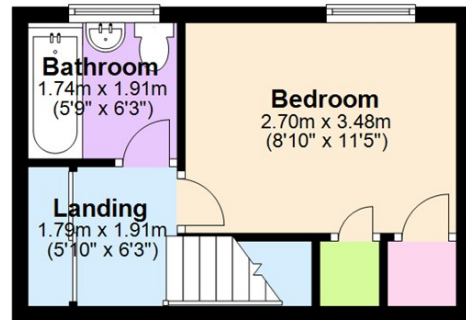
Ground Floor

Approx. 19.9 sq. metres (214.5 sq. feet)

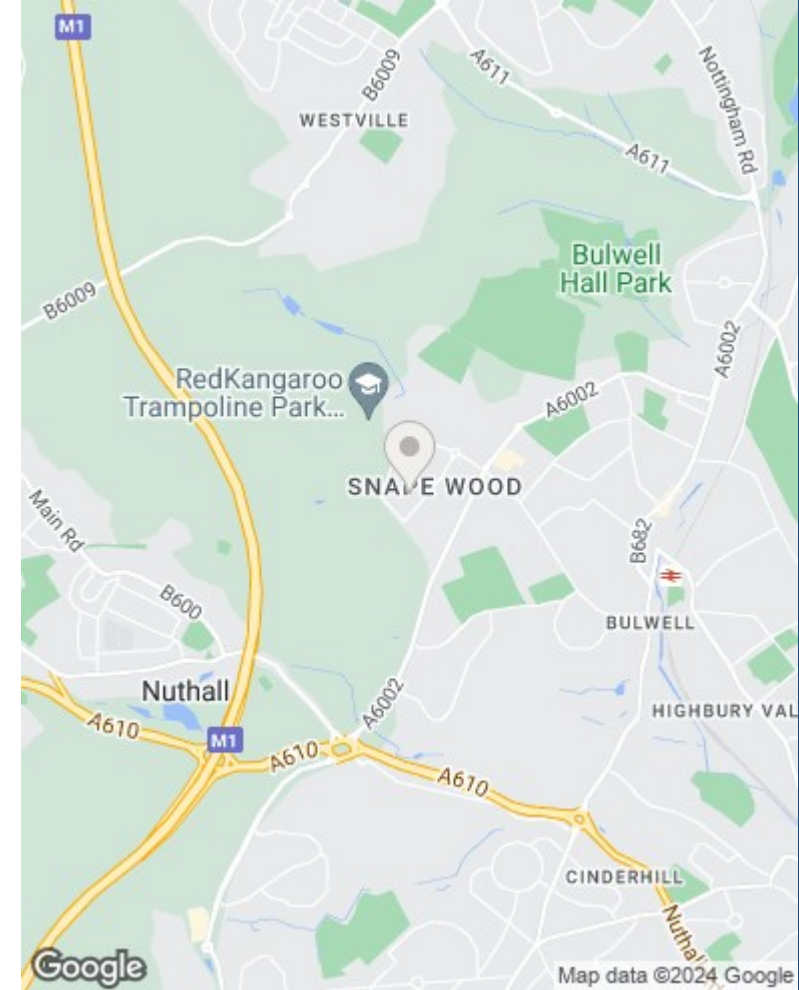


First Floor

Approx. 19.9 sq. metres (214.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.0 sq. feet)



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

The Property Ombudsman