



 3

 2

 1

 D

DavidJames
the estate agent

Avondale Road, Carlton, Nottingham, NG4 1AF

£1,300 Per Calendar Month



About This Property

A well presented semi-detached house in a popular residential area with ample amenities and transport links close by. To the ground floor there is a porch/entrance hall, ground floor Wc, a lounge with bay window and fireplace and a dining room with patio doors. The kitchen has a range of units, an integrated microwave, oven, gas hob and extractor fan. The first floor comprises of three bedrooms (including two double bedrooms) and a bathroom/Wc with a spa bath and shower cubicle with electric shower. Outside there is off-road parking for up to three cars, a versatile office/utility room within the converted garage and a good sized low maintenance rear garden. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

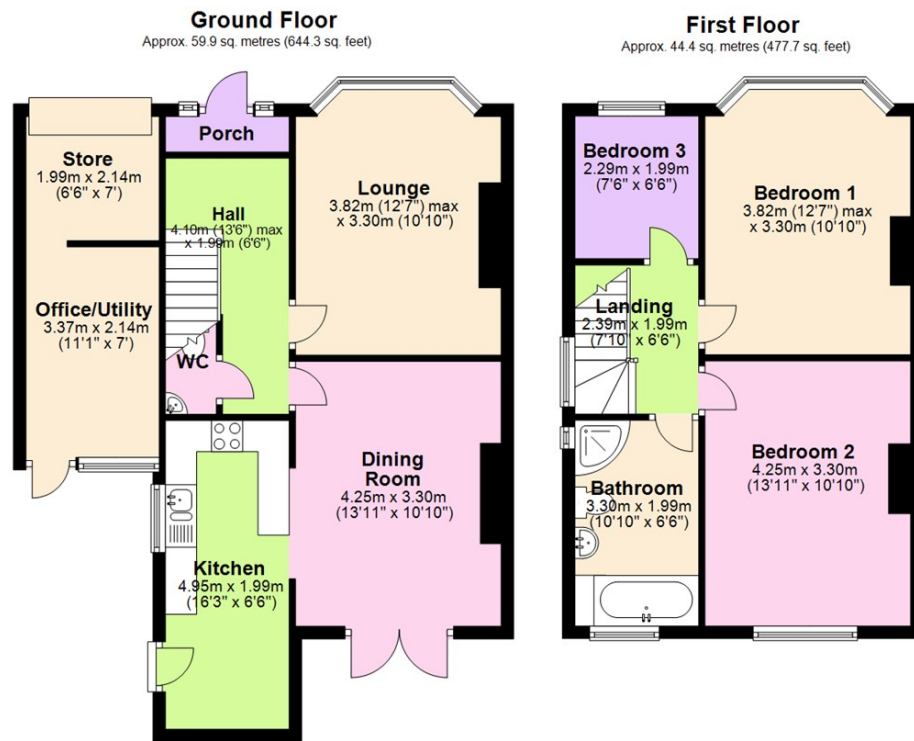
Council Band: B

Pets: Not permitted

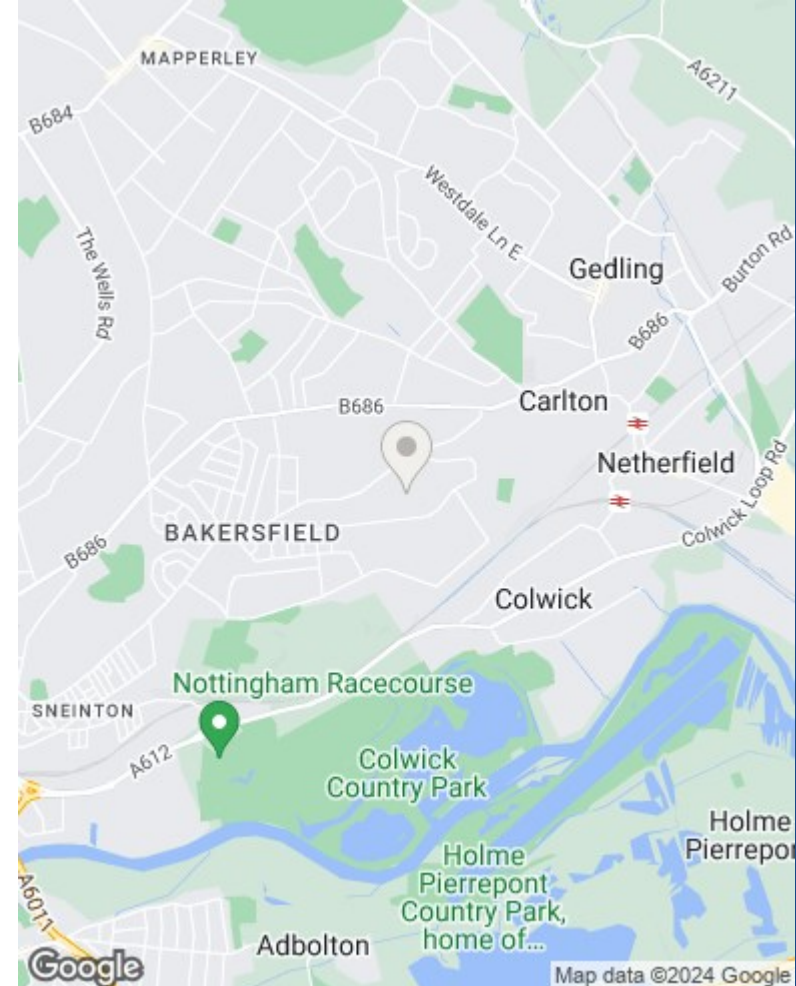
- A well-presented semi detached house
- Three bedrooms (including two double bedrooms)
- Lounge and separate dining room
- Versatile office/utility room within the converted garage
- Kitchen with integrated oven, gas hob, extractor fan, and microwave
- Bathroom/Wc with spa bath and shower cubicle with electric shower
- Private low maintenance rear garden with patio area
- Off road parking for up to three cars
- Re-decorated and new carpets throughout
- Gas central heating and double glazing







Total area: approx. 104.2 sq. metres (1122.0 sq. feet)



Council Tax Band: B
Gedling Borough 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