









David**James**

the estate agent

Princess Close, Gedling, Nottingham, NG4 4EU

£950 Per Calendar Month



About This Property

A well-presented end townhouse, boasting a good sized lounge with an electric fire, a kitchen with white gloss units and integrated appliances. The ground floor also has a convenient WC and washbasin. To the first floor there are three bedrooms, including two spacious double bedrooms, a family bathroom with a white suite, complete with a mains shower. Outside, at the rear of the property, you will find a low maintenance garden with space for parking.

TENANCY DETAILS

Available From: 10th August 2024

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: C Council Band: A Pets: Not permitted

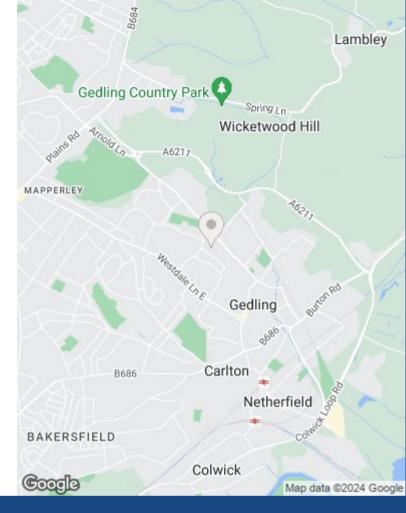
- · Well presented end townhouse
- Three bedrooms (with two double bedrooms)
- Lounge with electric fire
- Kitchen with modern white units
- Ground floor Wc with washbasin
- Stylish first floor bathroom/Wc with mains shower
- · Gas central heating
- UPVC double glazing
- Low maintenance rear garden
- Parking space situated to the rear elevation











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



David James Estate Agents 45b Plains Road, Mapperley, Nottingham, NG3 5JU t: 0115 962 4213 e: lettings@david-james.com



