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**DavidJames**  
the estate agent

**Newton Close, Arnold, Nottingham, NG5 6RT**

**£1,250 Per Calendar Month**



## About This Property

Welcome to this immaculately presented semi-detached house situated in a quiet cul-de-sac, enjoying tranquillity while being close to a variety of amenities and excellent transport links. Fully refurbished to a high standard throughout, the property features an entrance hall with convenient under-stair storage, a living room and dining room with sliding patio doors that open onto a beautifully landscaped rear garden, complete with a paved patio and lawn, whilst the modern kitchen features white gloss units and appliances. Upstairs, there are three well-appointed bedrooms, complimented by a contemporary bathroom which is equipped with an electric shower. To the front, the new block paved driveway offers off-street parking for up to three cars. Don't miss the opportunity to make this stunning house your new home. VIDEO TOUR AVAILABLE!

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

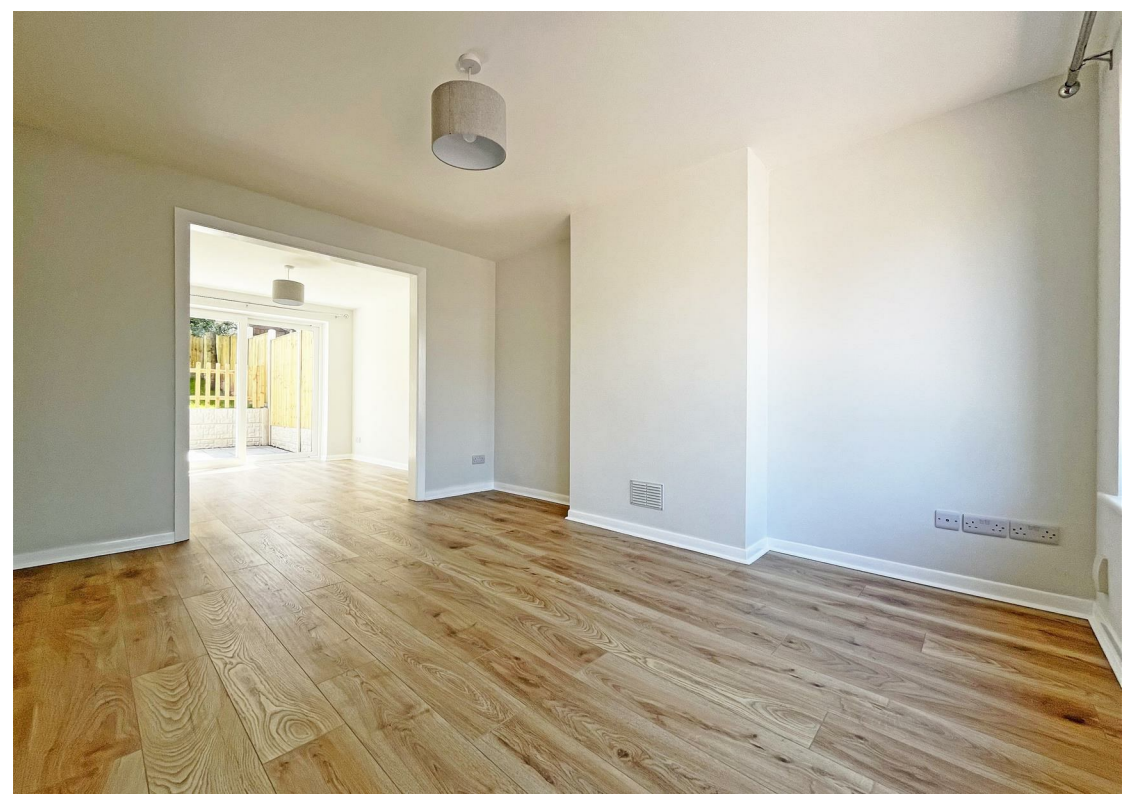
EPC Rating: D

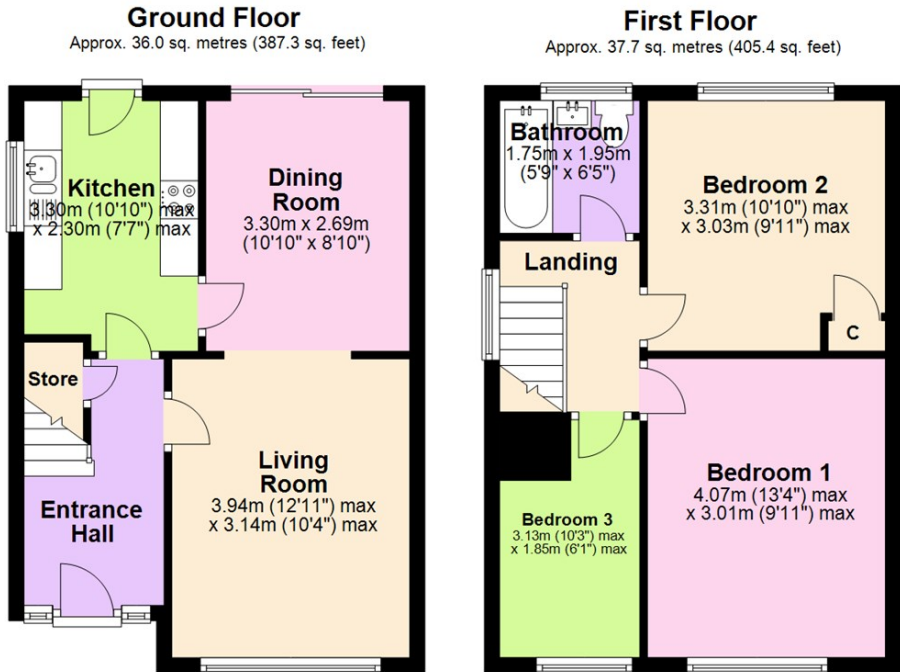
Council Band: B

Pets: Considered (with rent increase)

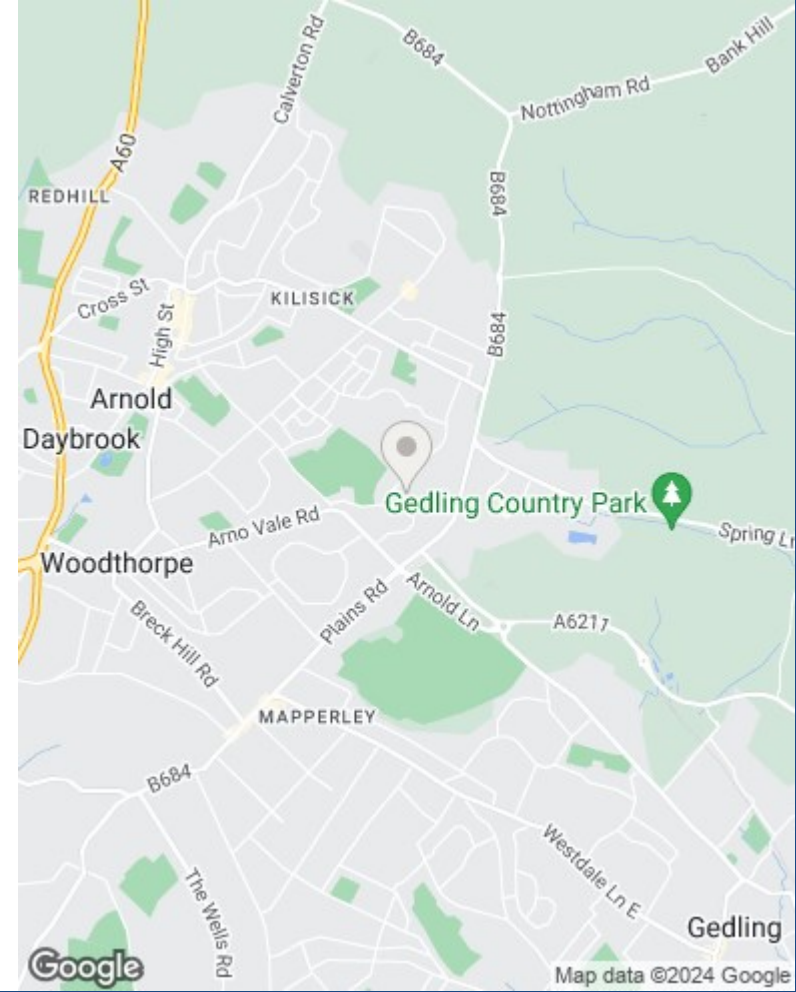
- Immaculately presented semi-detached house
- Fully refurbished to a high standard
- Three bedrooms
- Entrance hall, living room, adjoining dining room with sliding patio doors
- Modern kitchen with white gloss units & appliances
- Modern bathroom/WC with white suite & electric shower
- Double glazing, combi gas central heating
- New block paved driveway for up to three cars
- Beautifully landscaped rear garden with paved patio and lawn
- Close to an array of amenities and transport links







Total area: approx. 73.7 sq. metres (792.8 sq. feet)



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**Council Tax Band: B**  
**Gedling Borough Council**

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