



DavidJames
the estate agent

Birchfield Road, Arnold, Nottingham, NG5 8BP

£1,100 Per Calendar Month

About This Property

A three-bedroom semi-detached house located in Arnold close to local amenities, schools, and transport links. The property features an entrance hall, and a convenient ground floor cloakroom/WC. The lounge/dining room is complete with a modern electric fire and the contemporary kitchen boasts cream units, integrated appliances, including an oven, hob, and extractor fan. Upstairs, you'll find three bedrooms (including two double bedrooms), a modern bathroom equipped with a white suite, mains shower, and a rainwater shower head. The property benefits from a large driveway providing parking for up to three vehicles, as well as a lawned rear garden with a patio area.

TENANCY DETAILS

Available From: 17th October 2024

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

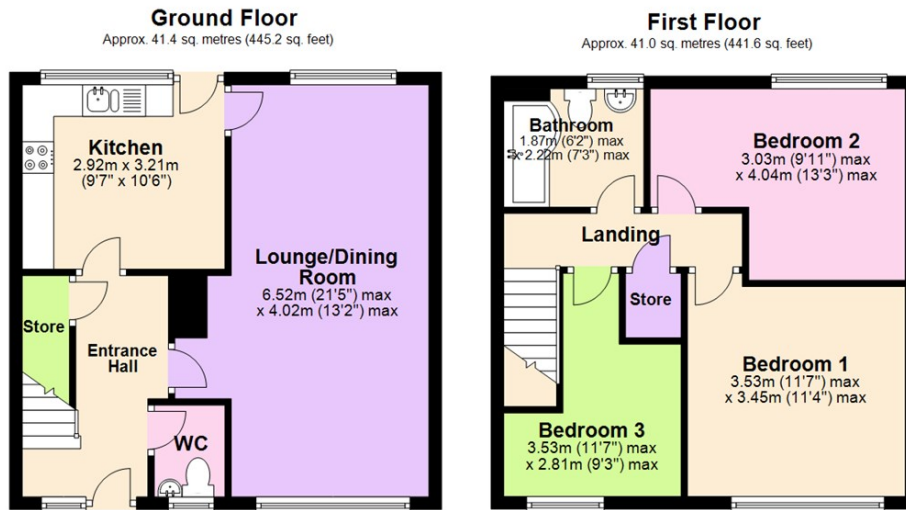
Council Band: B

Pets: Not permitted

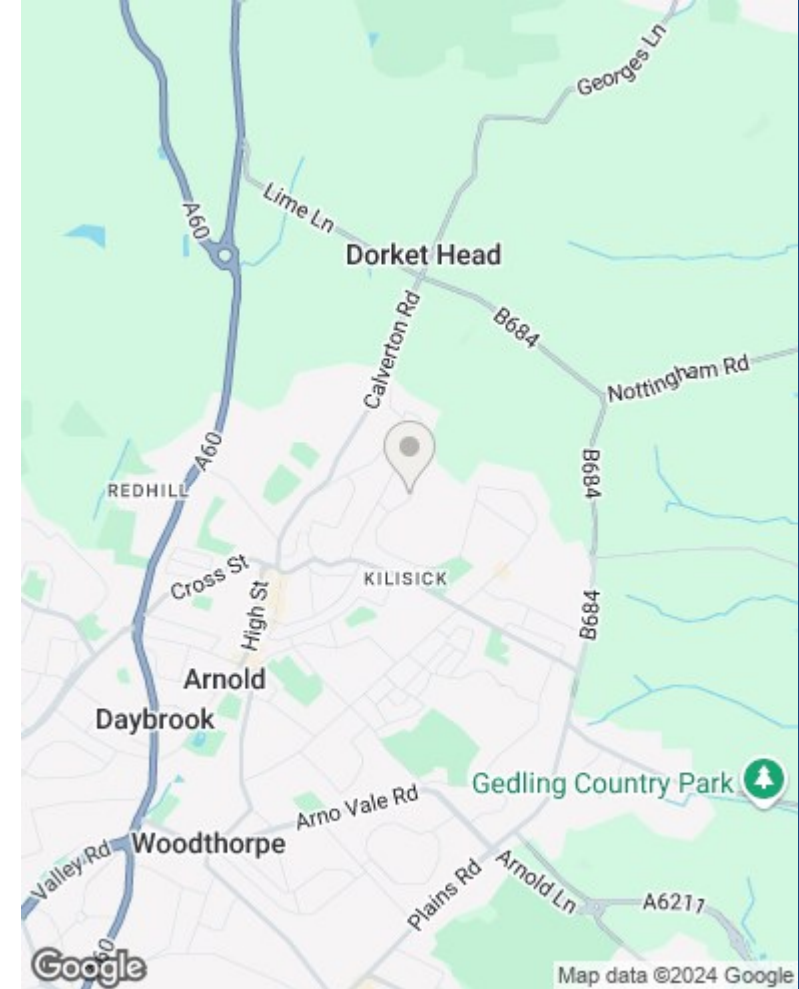
- Semi-detached house
- Three bedrooms (including two double bedrooms)
- Ground floor cloakroom/WC with washbasin
- Spacious lounge/dining room with modern electric fire
- Contemporary kitchen with integrated oven, hob, and extractor
- Bathroom with white suite and rainwater shower head
- Fully double glazed & gas central heating
- Well-maintained lawned rear garden with patio area
- Driveway parking for up to 3 vehicles
- Close to local amenities and schools







Total area: approx. 82.4 sq. metres (886.8 sq. feet)



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Council Tax Band: B
Gedling Borough Council

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