



4



1



2



B

DavidJames
the estate agent

Piggott Avenue, Gedling, Nottingham, NG4 4LJ

£1,600 Per Calendar Month

About This Property

Welcome to this beautifully presented four-bedroom semi-detached house located in Gedling. Upon entering, a welcoming hallway guides you to a modern kitchen diner, complete with a range of integrated appliances and stylish double French doors leading to the rear garden. A convenient W/C is also situated on this level. The first floor features a bright and spacious living room, alongside the main bedroom which boasts a private en-suite bathroom for added comfort and privacy. On the top floor, you'll find two further double bedrooms, a single bedroom, and a sleek family bathroom, offering ample space for the entire household. Externally, the property benefits from a driveway providing off-road parking and access to a versatile garage that can be used for storage. The rear garden is low maintenance and fully enclosed, offering a secure outdoor space. This home is set in a popular location, close to local amenities including shops, eateries, and excellent commuting links. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 12 Months

Furnishing: Unfurnished

EPC Rating: B

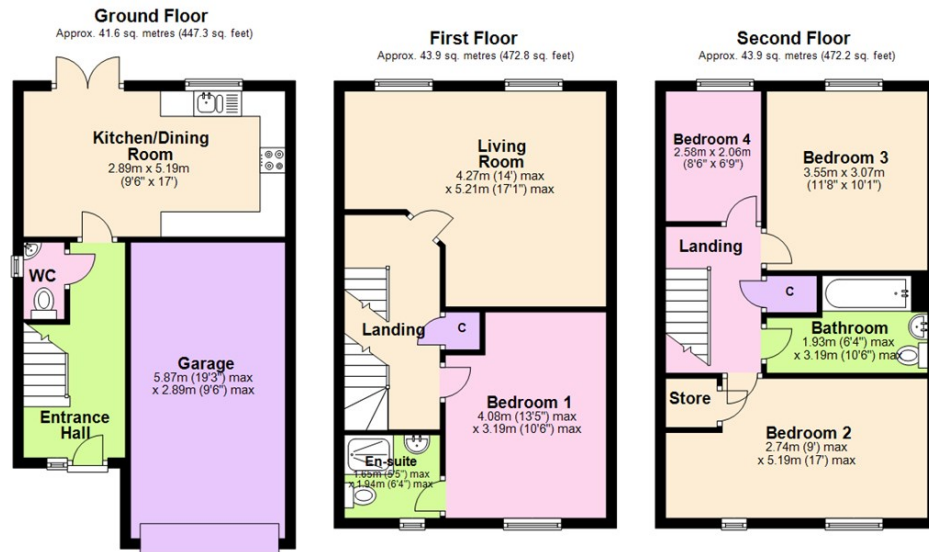
Council Band: D

Pets: Considered

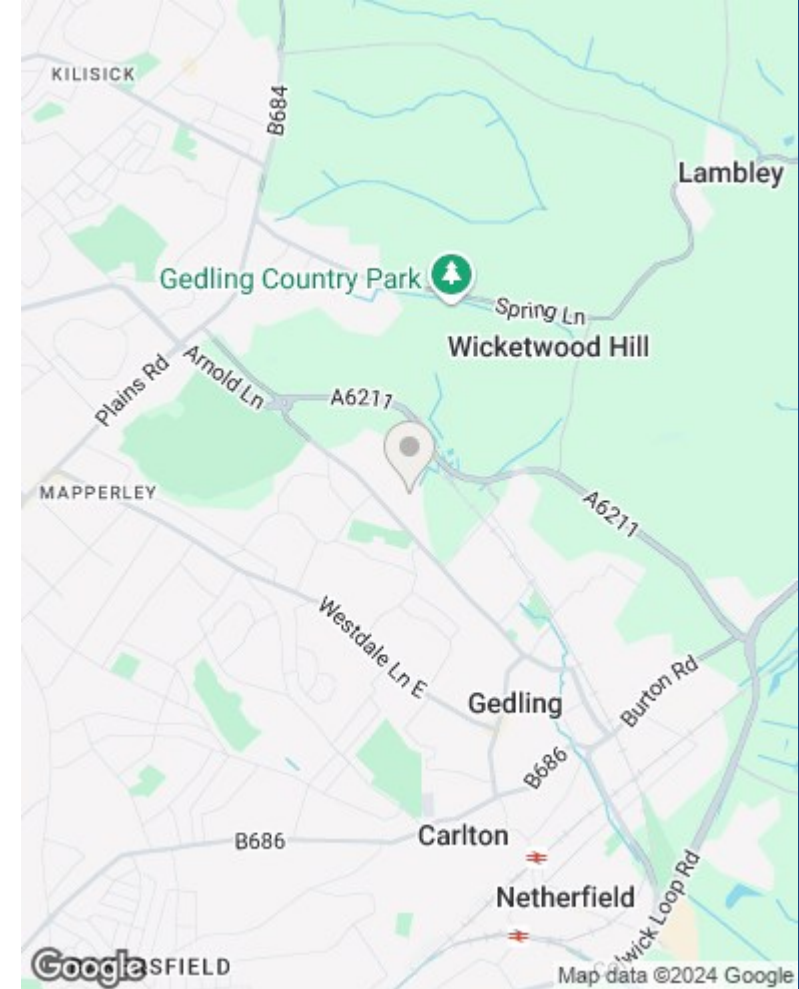
- Semi-detached house in a popular location
- Four well proportioned bedrooms
- Ground floor W/C
- Spacious first-floor living room
- Main bedroom with private en-suite bathroom
- Two double bedrooms and one single bedroom on the second floor
- Stylish family bathroom with contemporary fittings
- Gas Central Heating and fully double glazed windows
- Driveway with off-road parking and access to the garage
- Enclosed rear garden, offering a secure outdoor space







Total area: approx. 129.3 sq. metres (1392.2 sq. feet)



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: D
Gedling Borough Council

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

