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B

DavidJames
the estate agent

St. Matthias Road, Nottingham, NG3 2HF

£1,350 Per Calendar Month

About This Property

This three bedroom modern end-terrace house is perfectly located within walking distance of Nottingham City Centre. Upon entering, you're welcomed into a generous hallway which leads to a cloakroom/WC. The good-sized lounge and the versatile third bedroom, which could serve as an additional sitting room or office, are also situated on this level. The lower ground floor hosts a dining kitchen, complete with French doors that open to the garden. The kitchen is equipped with a generous range of units with an integrated oven, hob and extractor and is complemented by a separate utility room. The top floor features two double bedrooms and a modern bathroom with a three-piece white suite. Outside, there is a newly paved low-maintenance rear garden with gravel borders, enclosed by timber fencing. Additionally, the driveway to the front of the property provides convenient off-street parking. The property is also within easy reach of frequent bus services.

TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 12 Months

Furnishing: Unfurnished

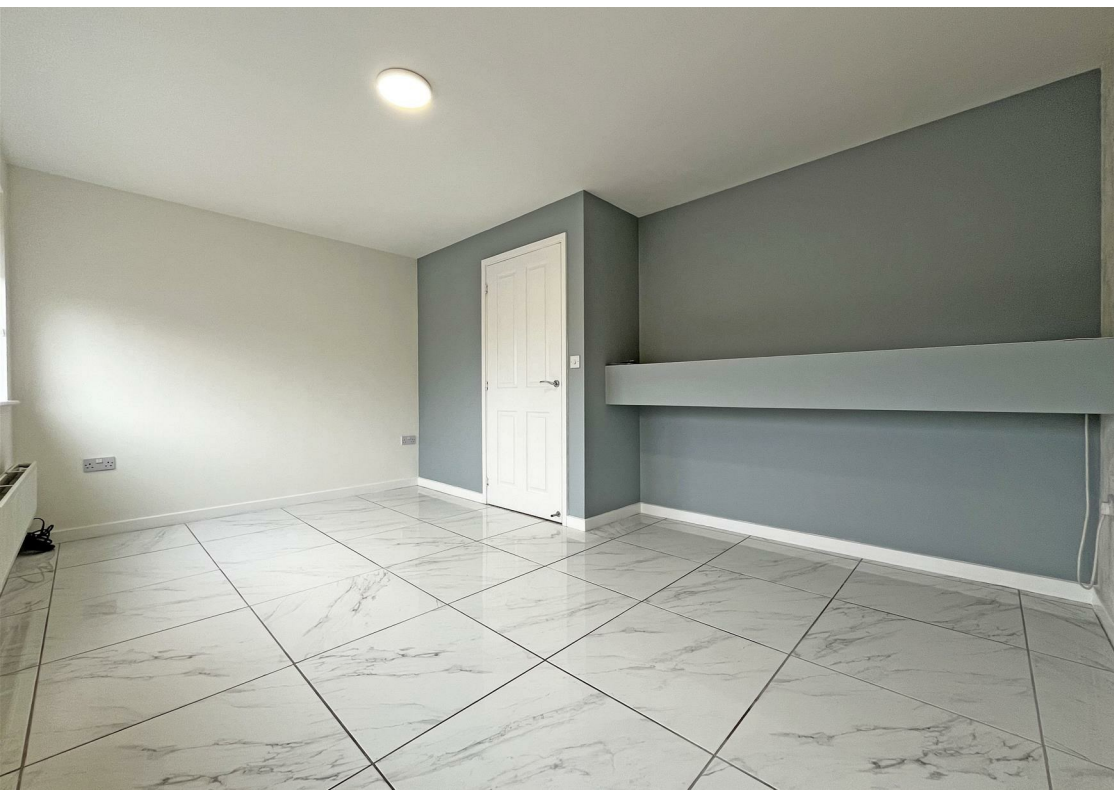
EPC Rating: B

Council Band: D

Pets: Considered

- Modern end townhouse within walking distance of Nottingham City Centre
- Three bedrooms (one ground floor, two first floor)
- Welcoming entrance hall with cloakroom/WC
- Good-sized lounge
- Dining kitchen with separate utility room
- Modern bathroom with three-piece suite
- Gas central heating
- UPVC double glazing
- Low-maintenance enclosed rear garden
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Floor 2

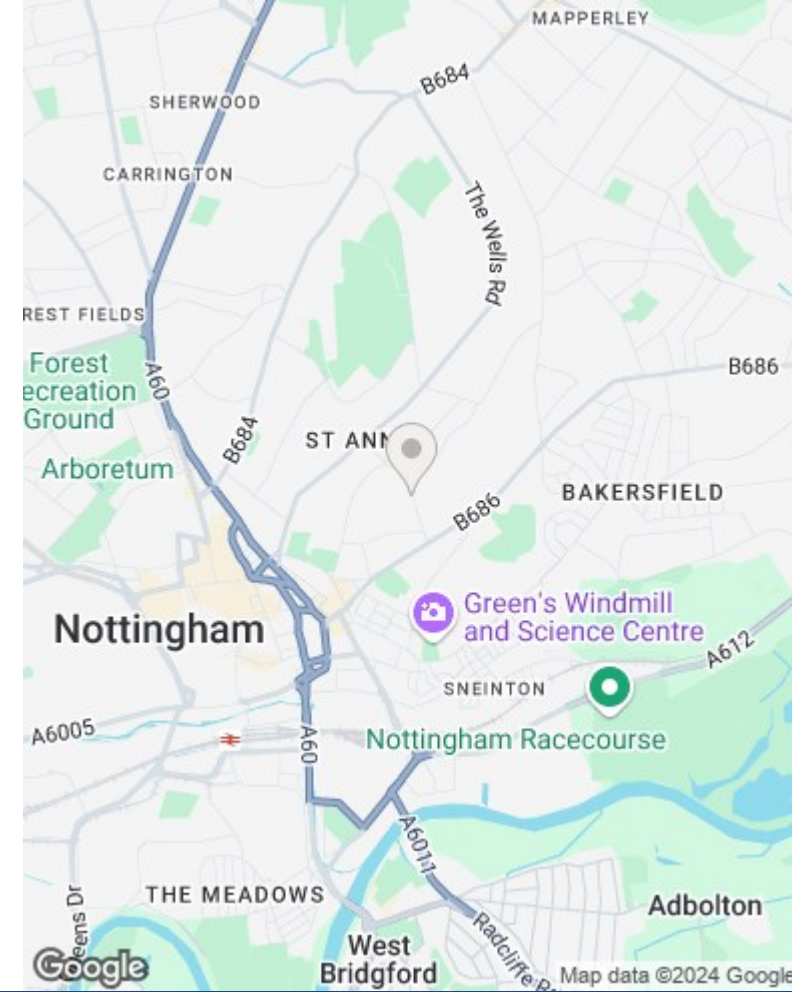


Approximate total area**
97.71 m²
1051.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Nottingham City Council

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