



DavidJames
the estate agent

Cramworth Grove, Sherwood, Nottingham, NG5 4AP

£1,150 Per Calendar Month

About This Property

Welcome to this beautifully presented three-bedroom semi-detached property located in the highly sought-after area of Sherwood. Upon entering, you are greeted by a bright and inviting entrance hall that leads you into a spacious living room. Adjacent is a modern, well-appointed kitchen, featuring ample storage and preparation space. Off the kitchen, you'll find a practical utility room and a convenient ground floor W/C. Upstairs, the property boasts two generously sized double bedrooms, along with a third bedroom ideal for a home office. The bathroom is a modern four-piece suite, offering both a walk-in shower and a bathtub. Externally, the property benefits from brand new paving to both the front and rear, creating a stylish double driveway and a side patio. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 Months

Furnishing: Unfurnished

EPC Rating: D

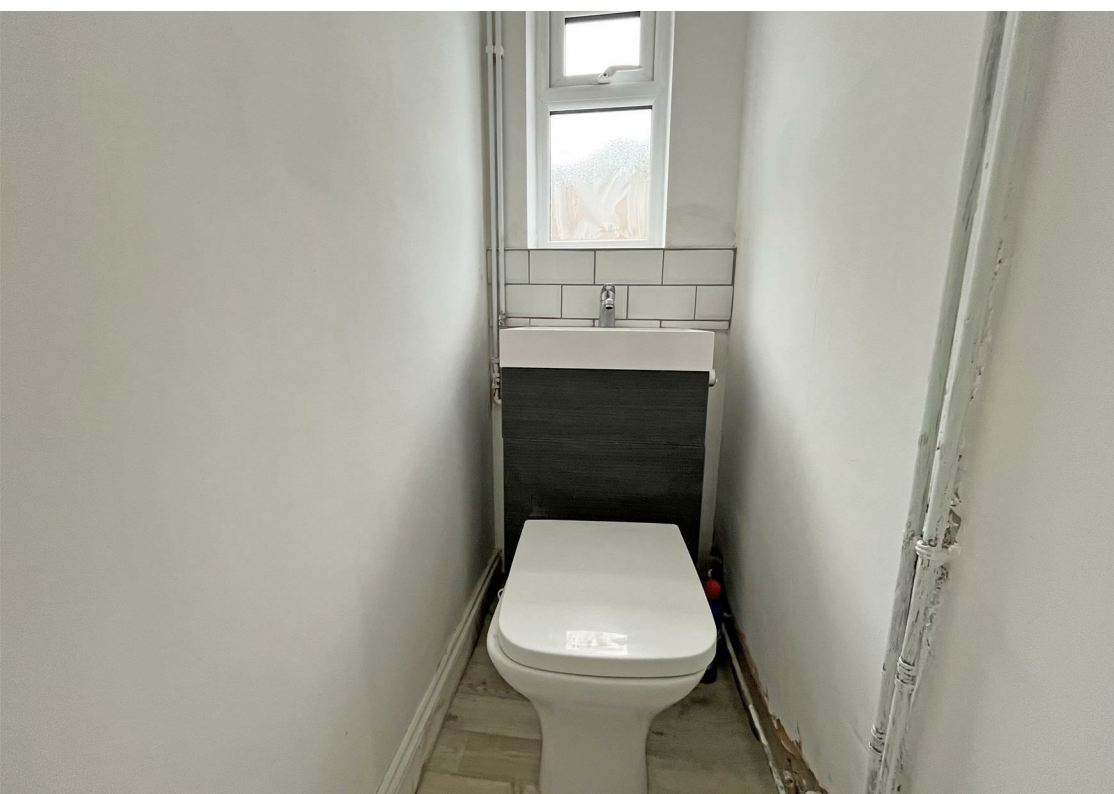
Council Band: B

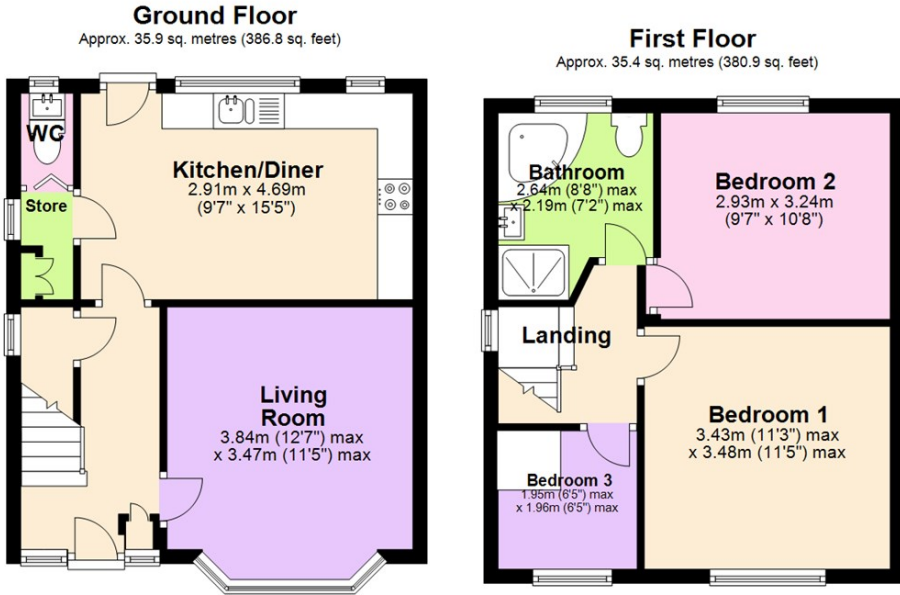
Pets: Not permitted



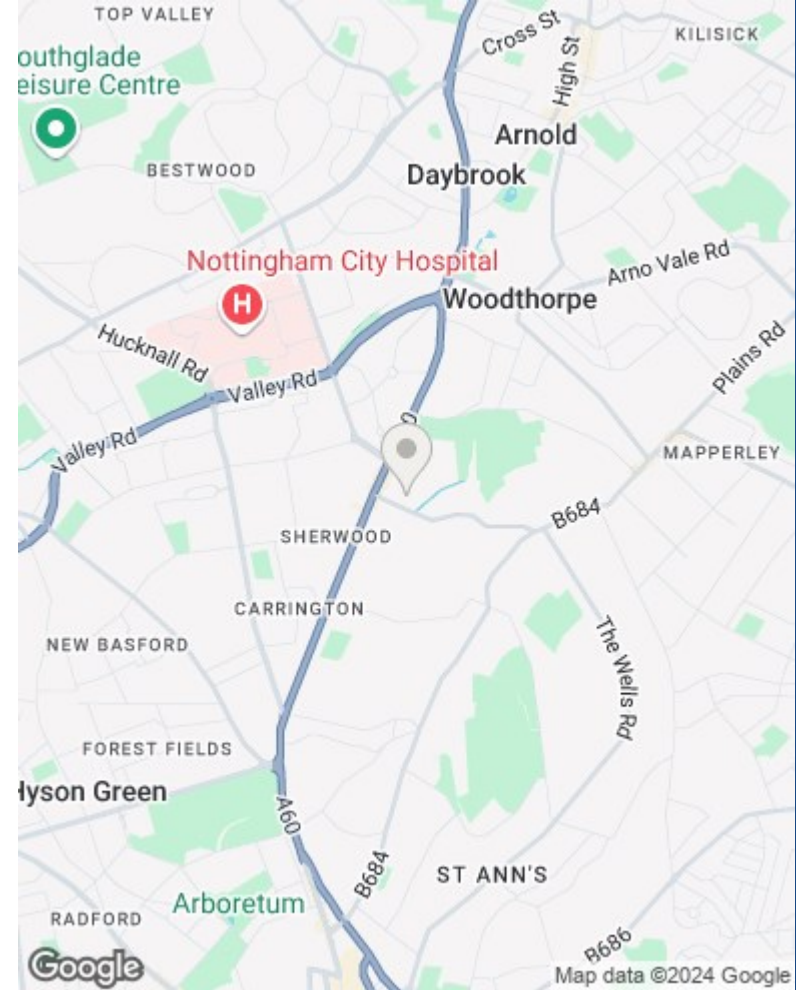
- Well presented semi-detached house
- Three bedrooms (two doubles, one single)
- Spacious living room
- Modern kitchen with ample storage and utility room
- Ground floor W/C
- Stylish four-piece bathroom with both shower and bath
- Fully double glazed windows and Gas Central Heating
- Newly paved double driveway and rear patio
- Highly desirable location in Sherwood







Total area: approx. 71.3 sq. metres (767.7 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: B
Nottingham City 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

