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Charlbury Road, Wollaton, Nottingham, NG8 1NH

£1,195 Per Calendar Month

DavidJames
the estate agent

About This Property

A well-presented three-storey, semi-detached house situated in Wollaton, within easy reach of ample amenities including supermarkets, local shops and frequent transport links to the surrounding areas, including the Queen's Medical Centre. The property boasts a spacious lounge/dining room with a bay window and a kitchen fitted with a range of Wren units. To the first and second floor there are 3 ample-sized bedrooms with the addition of a converted loft space and a bathroom/WC. Outside, the property is complemented by a deceptive lawned rear garden with shrubs, summerhouse, and a driveway providing off-street parking for two vehicles. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 21st April 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

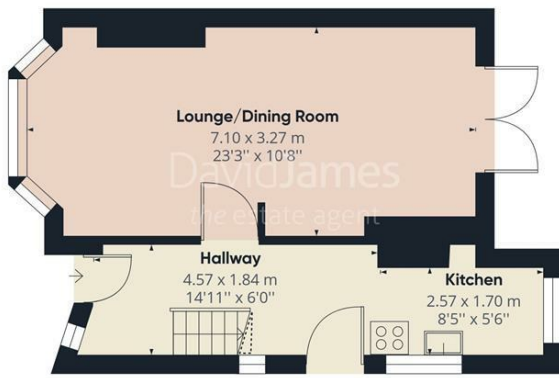
Pets: Considered with a £50pcm increase



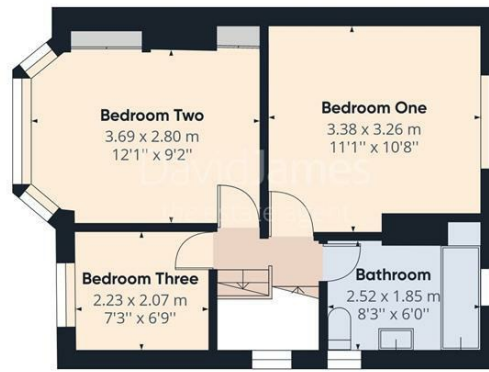
- Well-presented semi-detached house
- Three ample-sized bedrooms with the addition of a converted loft space
- Good-sized lounge/dining room
- Kitchen fitted with a range of Wren units & stairs to the first floor
- Bathroom/WC with a white suite & shower
- Gas central heating
- UPVC double glazed windows
- Large enclosed rear garden with summerhouse
- Driveway provides off-street parking for up to two cars
- Within easy reach of the QMC & other amenities







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
80.62 m²
867.75 ft²

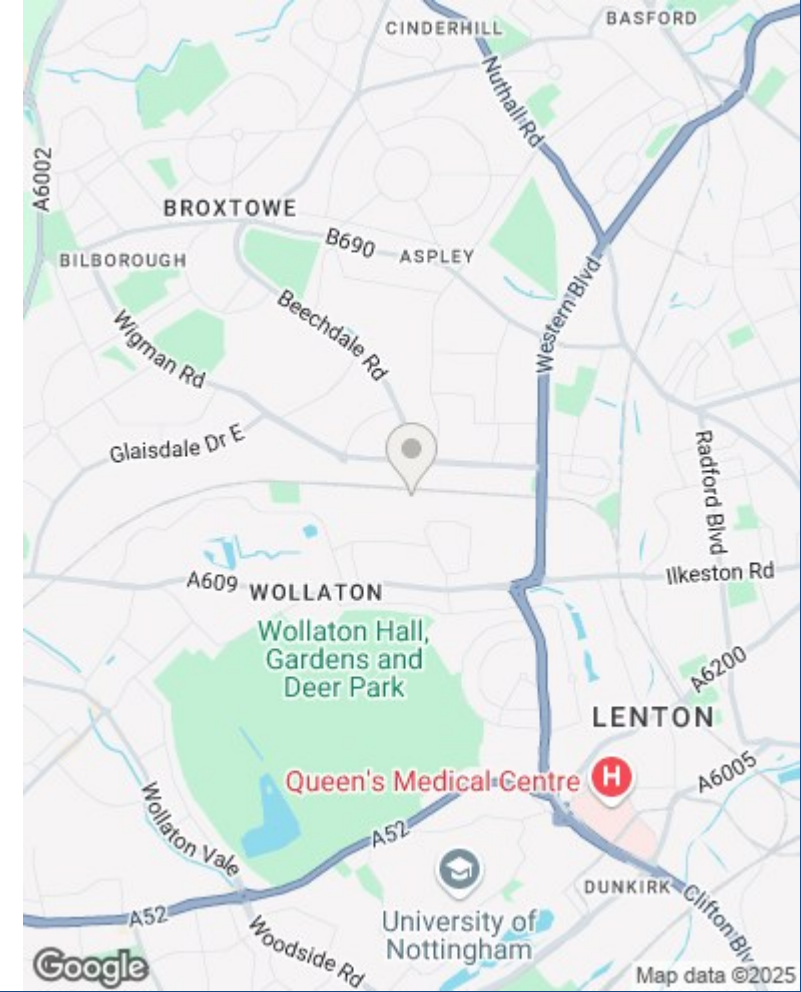
Reduced headroom
4.68 m²
50.33 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: 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

