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DavidJames
the estate agent

Waterford Street, Old Basford, Nottingham, NG6 0DH

£850 Per Calendar Month

About This Property

This well-presented mid-terrace property offers spacious and modern accommodation ideal for professionals and families. The home features two generously sized reception rooms, providing versatile living and dining space, and a modern kitchen with an integrated oven and hob. Upstairs, there are two double bedrooms along with a bathroom fitted with a white suite and a mixer shower. The property also benefits from an enclosed rear garden, perfect for outdoor relaxation. Positioned within walking distance of a wide range of local amenities, schools, and parks, this home also boasts excellent transport links, including the nearby Tram Network, offering easy access to Nottingham city centre and surrounding areas. This is a fantastic opportunity for a comfortable home in a well-connected location.

TENANCY DETAILS

Available From: 1st May 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Considered

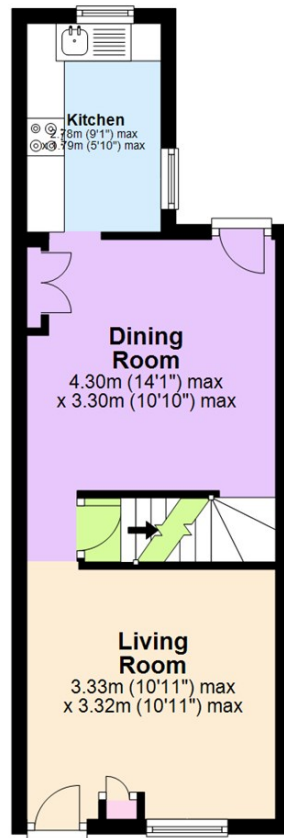


- Well-presented mid-terrace house
- Two double bedrooms
- Two reception rooms
- Modern kitchen with integrated oven & hob
- First floor bathroom/Wc with white suite & mixer shower
- Gas central heating (new boiler fitted March 2025)
- UPVC double glazing
- Enclosed rear garden
- Wealth of amenities close by
- Within walking distance of frequent transport links including the Tram Network

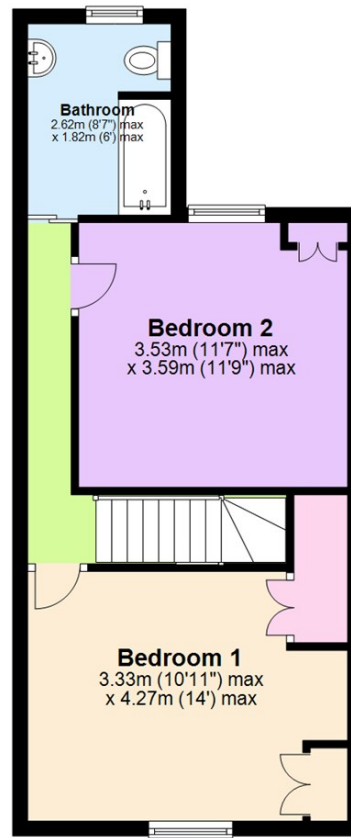




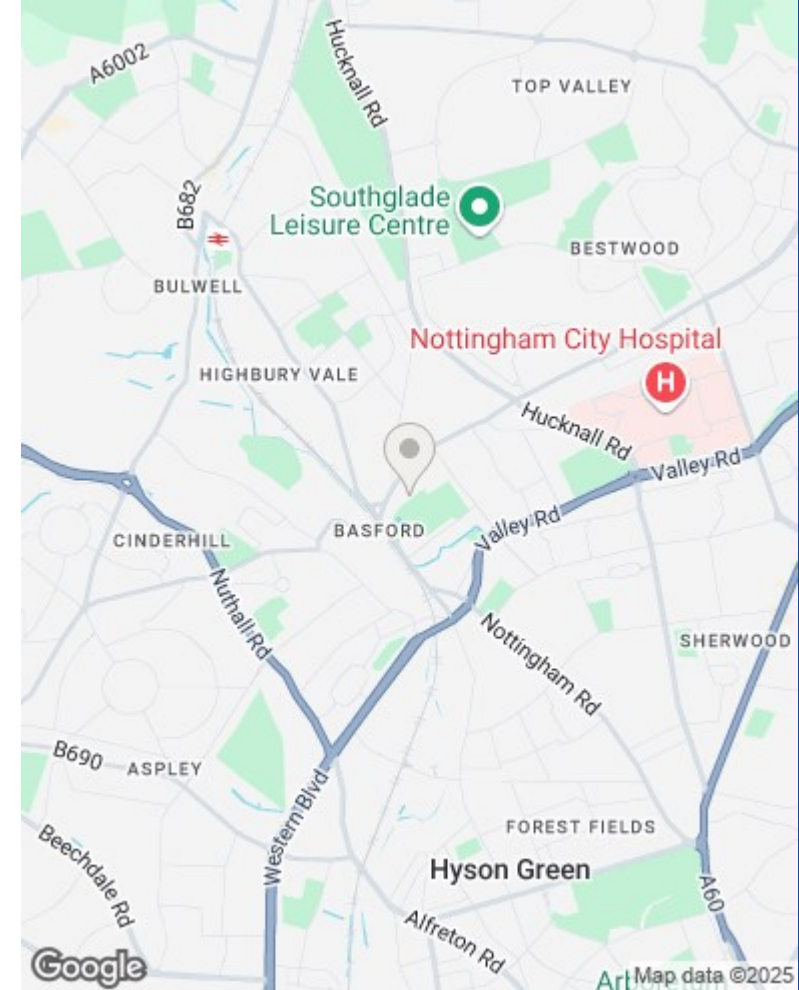
Ground Floor
Approx. 30.9 sq. metres (332.2 sq. feet)



First Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)



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Council Tax Band: A
Nottingham City Council

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The Property Ombudsman