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**DavidJames**  
the estate agent

**Coppice Gate, Arnold, Nottingham, NG5 7GH**

**£875 Per Calendar Month**

# About This Property

A modern end townhouse situated in a quiet cul-de-sac, close to Arnold's ample amenities. There is a kitchen with integrated oven, hob and extractor fan, lounge/dining room with sliding patio doors whilst the first floor comprises two double bedrooms and a bathroom/Wc with white suite and electric shower. Outside there is a driveway providing off-street parking and a lawned rear garden with decking area.

## TENANCY DETAILS

Available From: 6th June 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

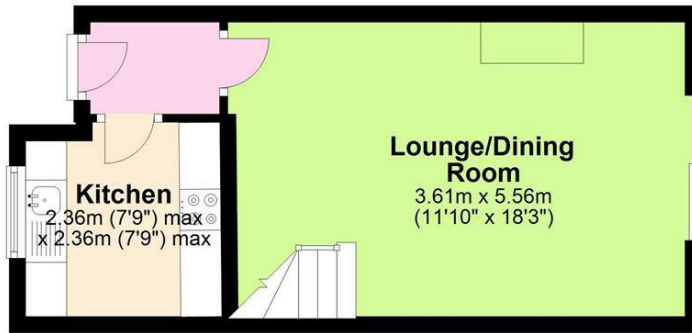


- Modern end town house
- Two double bedrooms
- Lounge/dining room with sliding patio doors
- Kitchen with built in oven and hob
- Gas central heating
- Sealed unit double glazing
- Bathroom/Wc with white suite and electric shower
- Front and rear lawned gardens
- Rear garden with decking area
- Driveway with parking for two cars



### Ground Floor

Approx. 27.7 sq. metres (298.7 sq. feet)

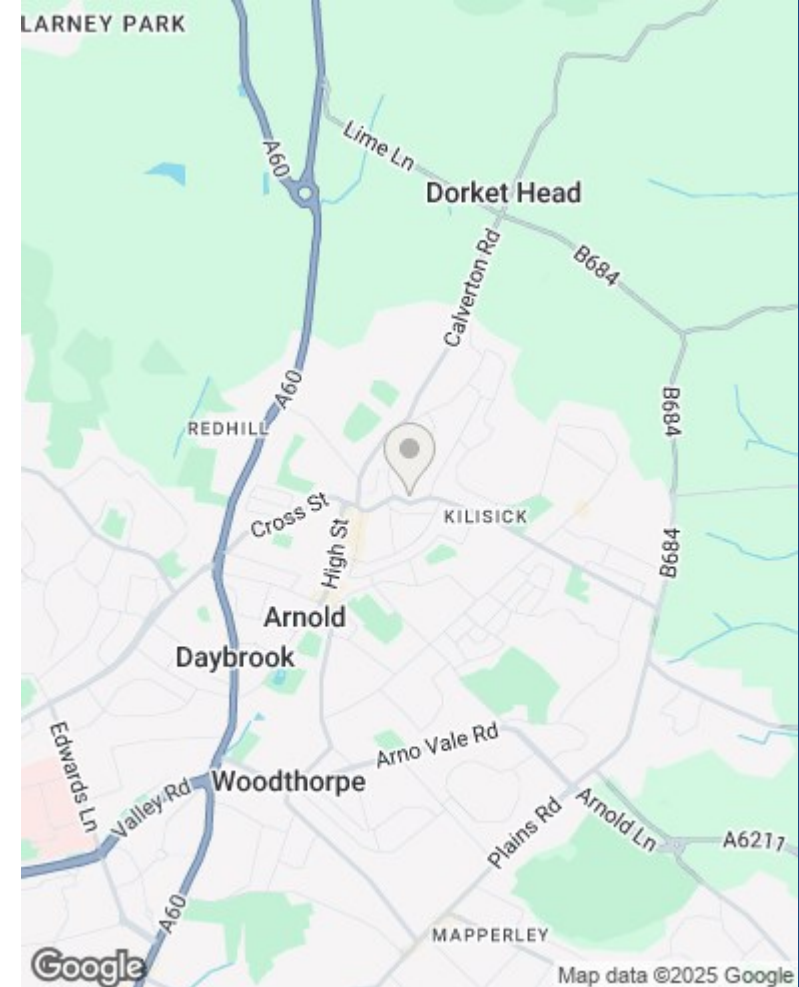


### First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.0 sq. feet)



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**Council Tax Band: B**  
**Gedling Borough Council**

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