



DavidJames
the estate agent

Britannia Avenue, Basford, Nottingham, NG6 0EB

£925 Per Calendar Month

About This Property

A well-presented semi detached house within walking distance of Nottingham City Hospital and frequent transport links. There's a spacious lounge with sliding patio doors, modern kitchen with integrated appliances, two double bedrooms and a bathroom/Wc with white suite and electric shower. Outside the property boasts a lawned rear garden with patio area, driveway & garage.

TENANCY DETAILS

Available From: 13th June 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

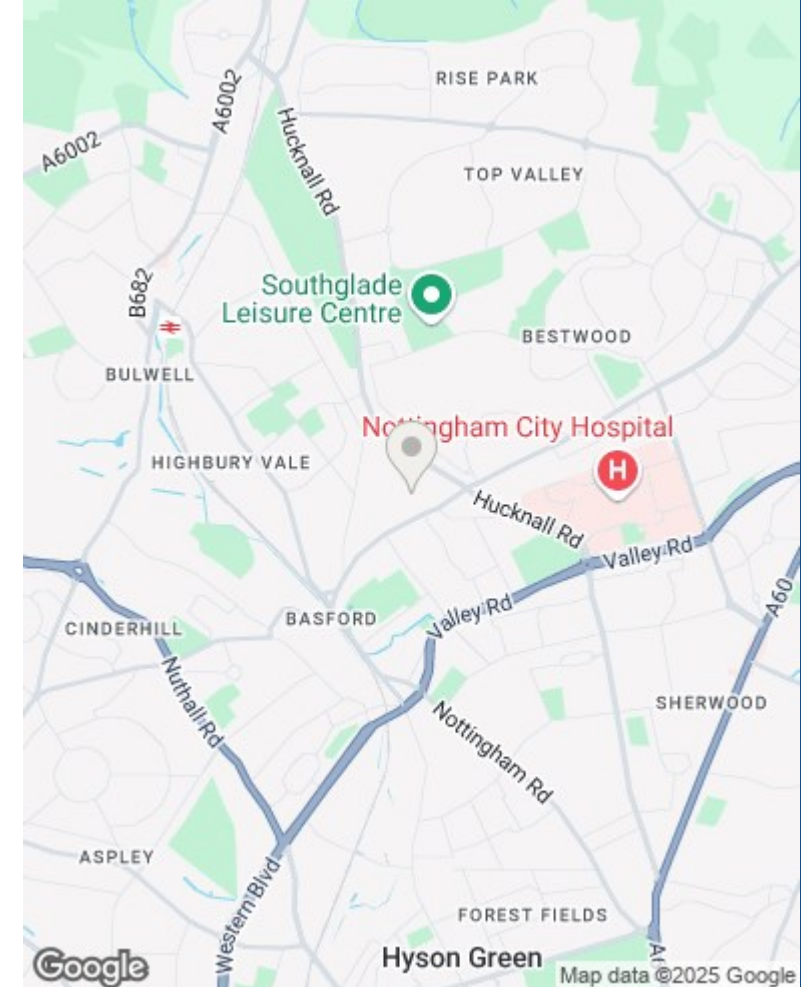
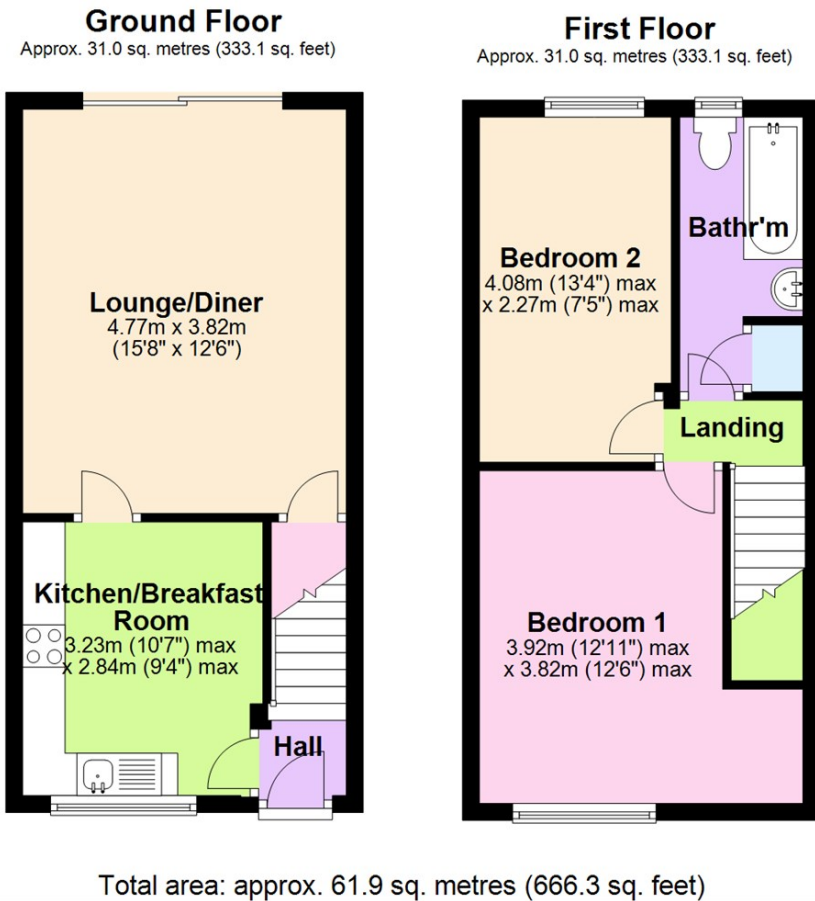
Council Band: B

Pets: Not permitted

- Well presented semi-detached house
- Two double bedrooms
- Spacious lounge with patio doors
- Modern kitchen with appliances
- Entrance hall & useful understairs storage
- Modern bathroom with electric shower
- Gas central heating & double glazing
- Lawned rear garden with patio area
- Garage & drive providing off-street parking
- Within walking distance of Nottingham City Hospital and frequent transport links







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

naea | propertymark
PROTECTED

The Property Ombudsman