



**DavidJames**  
the estate agent

**Thetford Close, Arnold, Nottingham, NG5 6PH**

**£950 Per Calendar Month**



# About This Property

A well-presented Georgian-style mid-townhouse in Arnold! There is an entrance hall leading into a cosy lounge, complete with a bow window and a fireplace, and a dining kitchen fitted with Beech finish units with direct access to the garden through a glazed door. Upstairs, there are two bedrooms, with the main bedroom benefiting from an over-stairs wardrobe area, and a bathroom/WC with a white suite and electric shower. Outside, the low-maintenance rear garden features two patio areas, ideal for outdoor relaxation. A garage, located at the rear and accessible via a service road, provides secure parking or additional storage space.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

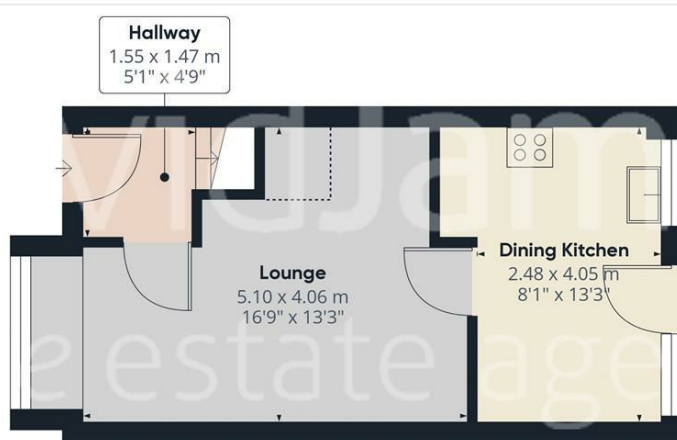
- Georgian-style mid-townhouse
- Two bedrooms, bedroom one with over stairs wardrobe area
- Entrance hall
- Lounge with bow window and fireplace
- Dining kitchen with Beech finish units and glazed door to the rear garden
- First floor bathroom/WC with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Low maintenance rear garden with two patio areas
- Garage set to the rear of the garden accessed from a service road
- Ample amenities and transport links close by











Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

60.12 m<sup>2</sup>  
647.13 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
8.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

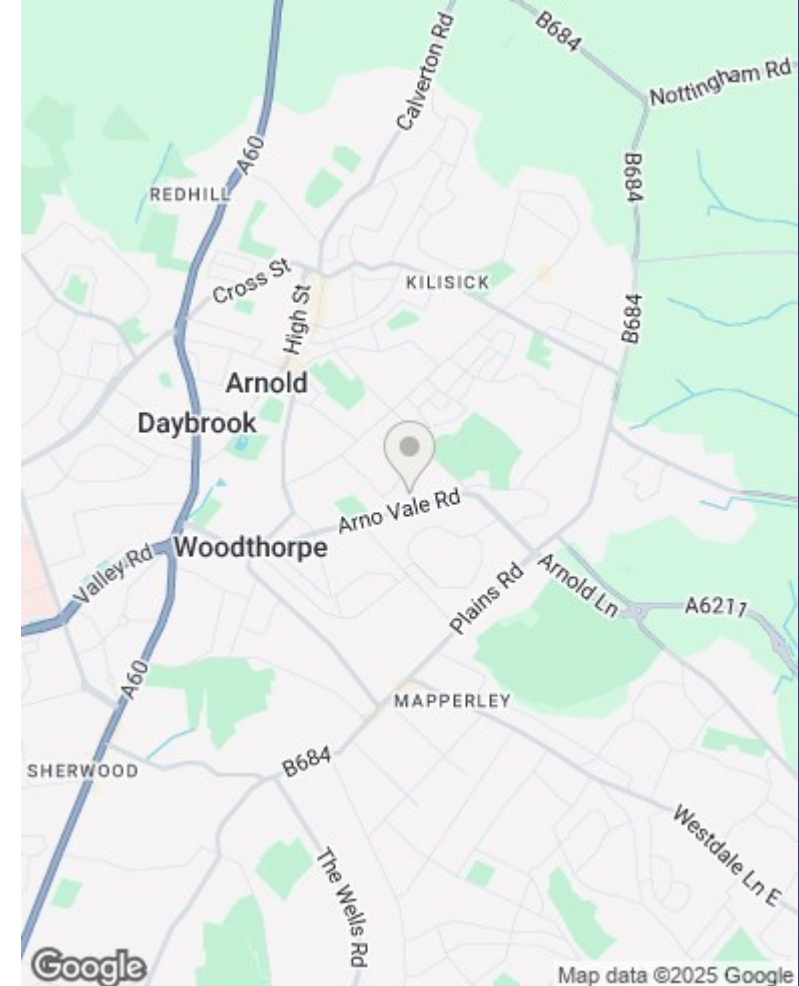
**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

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