



DavidJames
the estate agent

Wilson Close, Arnold, Nottingham, NG5 6RJ

£1,350 Per Calendar Month

About This Property

A beautifully refurbished three-bedroom semi-detached house, ideally located at the end of a quiet cul-de-sac in the ever-popular area of Arnold. Internally, the home has been tastefully modernised and features a welcoming entrance hall with handy under-stair storage, a spacious lounge flowing seamlessly into a dining room via an archway, and sliding patio doors opening onto the rear garden. The brand new kitchen is well-equipped with appliances, providing a stylish and practical space for everyday living. Upstairs, three well-proportioned bedrooms are complemented by a newly fitted bathroom with a contemporary white suite and electric shower. Outside, the rear garden offers a paved patio, lawned area, and a superb, versatile garden pod ideal for use as a home office or entertaining room. To the front, a generous tandem driveway ensures ample off-street parking. This move-in-ready house is perfect for families and professionals seeking a comfortable, well-connected setting.

TENANCY DETAILS

Available From: 2nd June 2025

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band:

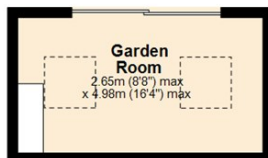
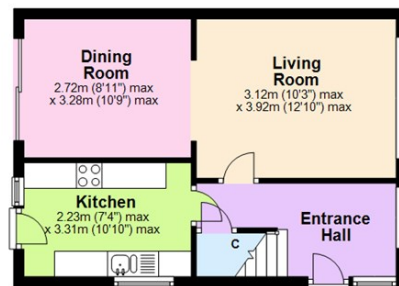
Pets: Considered with rent increase

- Refurbished semi-detached house
- Three well-proportioned bedrooms
- Entrance hall with under-stair storage
- Lounge and dining room separated by an archway
- BRAND NEW kitchen with appliances
- BRAND NEW bathroom with white suite & electric shower
- UPVC double glazing, combination gas central heating
- Rear garden with paved patio, lawn and a GARDEN POD
- Tandem driveway provides off-street parking for multiple vehicles
- Popular area of Arnold with ample amenities and transport links close by

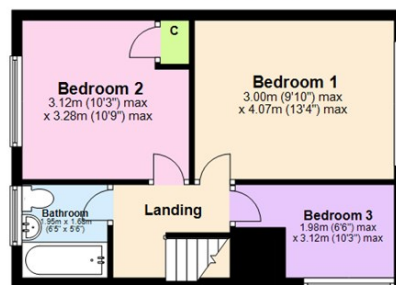




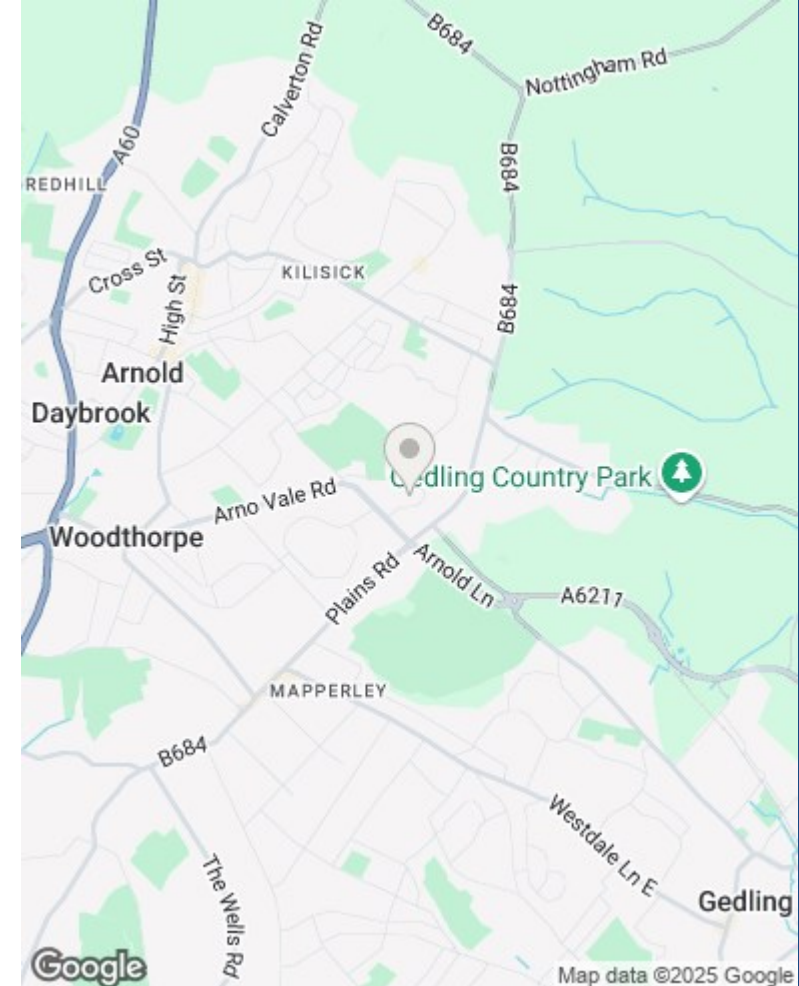
Ground Floor
Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 sq. feet)



Council Tax Band: B
Gedling Borough Council

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**The Property
Ombudsman**