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**DavidJames**  
the estate agent

**Maycroft Gardens, Carlton, Nottingham, NG3 6JW**

**£995 Per Calendar Month**



## About This Property

Located in a popular residential area, this well-presented three-bedroom end-terrace home offers spacious and versatile living ideal for families and professionals. Upon entering, you are greeted by a welcoming entrance porch and hallway, leading through to a generous lounge/dining room with feature fireplace, a front-facing window that invites natural light, and sliding patio doors opening onto the rear garden. The kitchen comes complete with an integrated oven, hob, and extractor. Upstairs boasts three well-proportioned bedrooms, including two doubles, and a bathroom fitted with a white suite. Outside, the low-maintenance rear garden provides a private retreat with the added bonus of a versatile garden room. Off-street parking adds convenience, while the location is just a stone's throw from a wide range of amenities, schools, and excellent transport links into Nottingham city centre and beyond.

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: A

Pets: Not permitted

- Well-presented end-terrace house
- Three bedrooms (including two double bedrooms)
- Spacious lounge/dining room with feature fireplace,
- Kitchen with integrated oven, hob & extractor
- Bathroom/Wc with white suite
- UPVC double glazing
- Gas central heating
- Low maintenance rear garden with versatile garden room
- Off-street parking
- Close to ample amenities & transport links



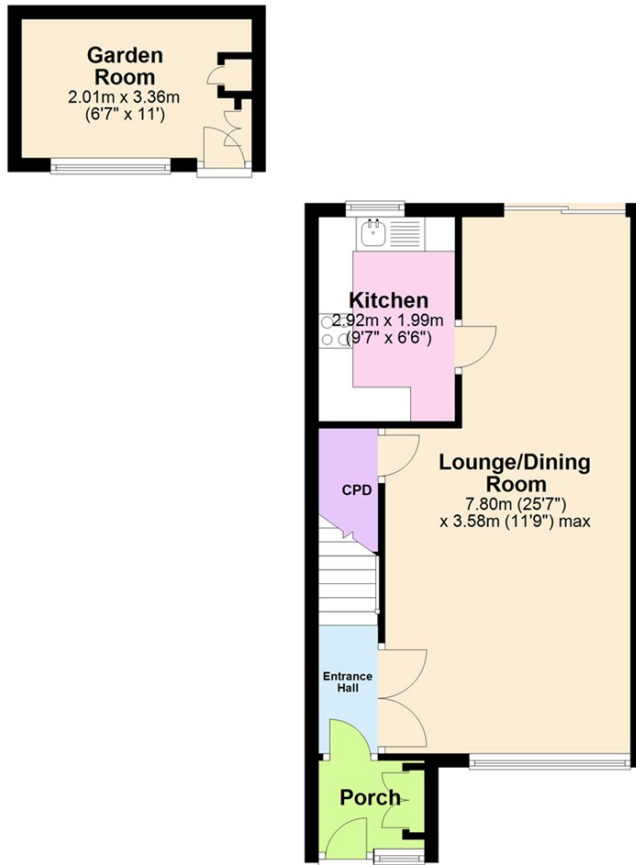




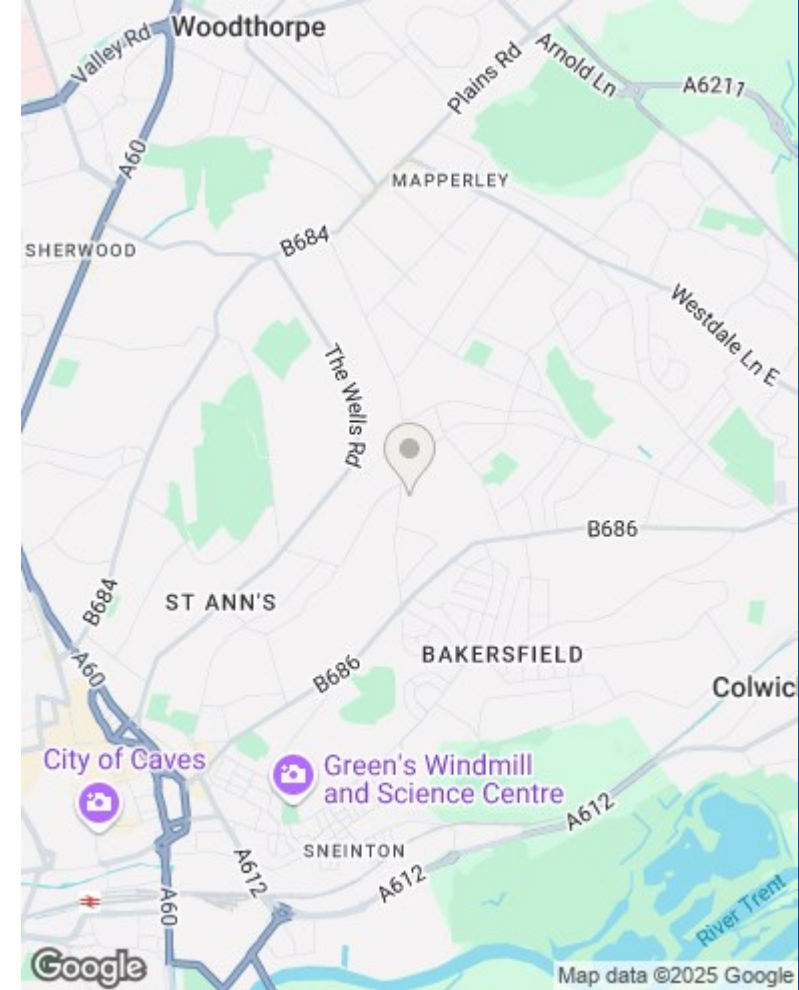


#### Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)



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**Council Tax Band: A**  
**Gedling Borough Council**

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