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**DavidJames**  
the estate agent

**Duke Street, Arnold, Nottingham, NG5 6GP**

**£1,100 Per Calendar Month**



## About This Property

A well presented traditional style semi-detached house which benefits from an attractive entrance hall, lounge and dining room with fireplaces and a compact kitchen with fully integrated appliances. There are three bedrooms (including two double bedrooms) and a modern bathroom to the first floor. Outside is a driveway with car port and lawned garden with decking area.

### TENANCY DETAILS

Available From: 15th June 2026

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

Pets: Considered with £25pcm increase



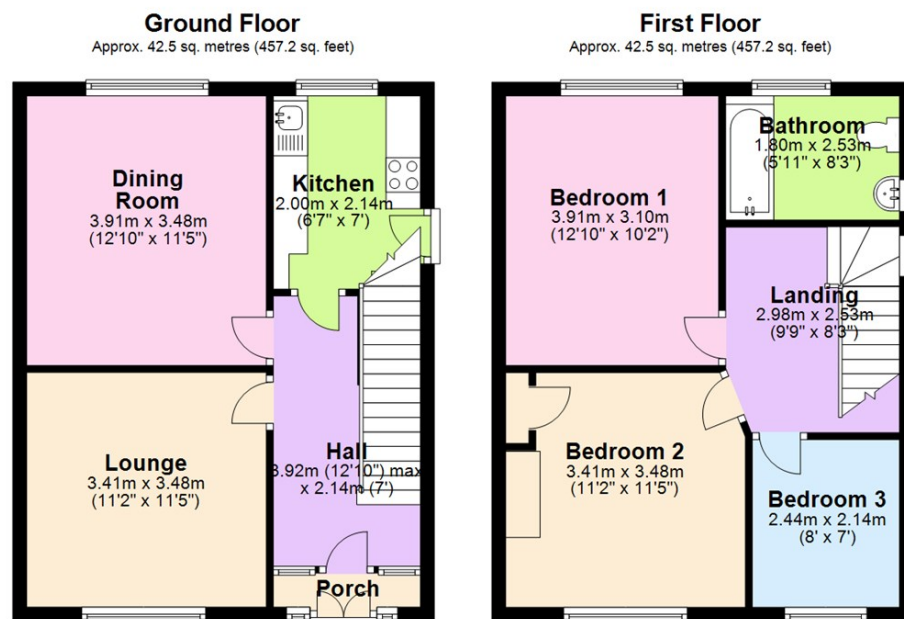
- Well presented semi-detached house
- Three bedrooms (including two double bedrooms)
- Entrance porch and entrance hall
- Lounge and dining room with fireplaces
- Modern kitchen with integrated appliances
- Modern bathroom/Wc with shower
- Gas central heating, UPVC double glazing
- Driveway provides off road parking
- Lawned rear garden with decked area
- Ample amenities and frequent transport links close by



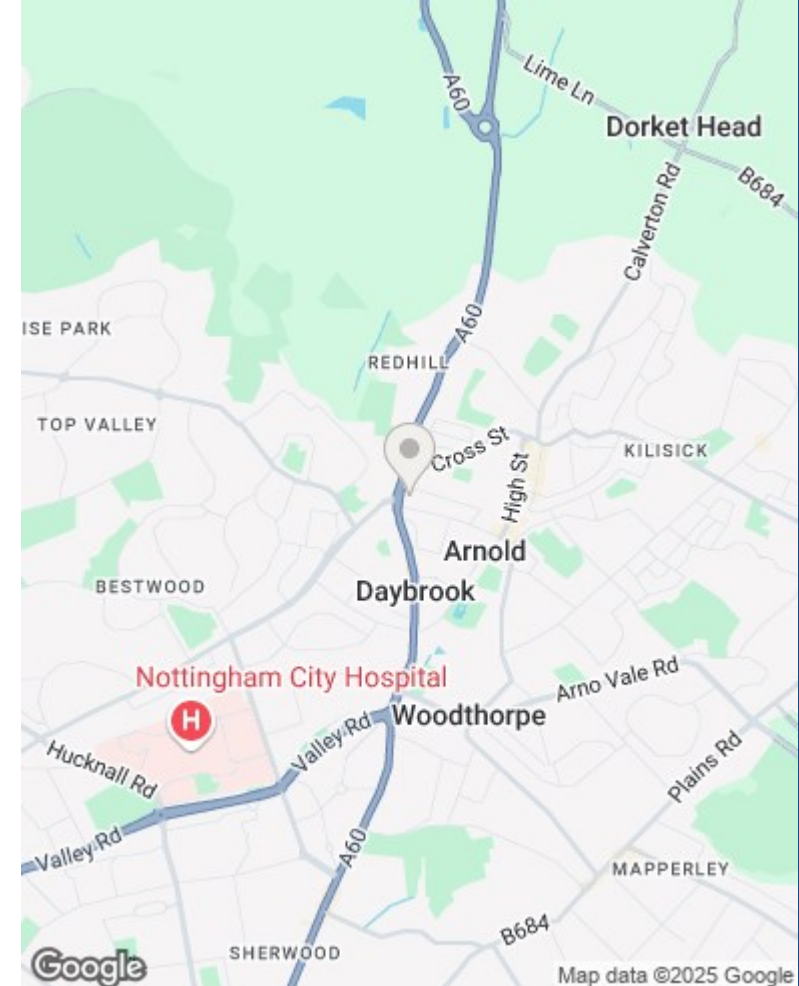








Total area: approx. 85.0 sq. metres (914.4 sq. feet)



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

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