



DavidJames
the estate agent

Cornhill Road, Carlton, Nottingham, NG4 1GE

£1,100 Per Calendar Month

About This Property

This well-proportioned three-bedroom semi-detached home is ideally located in the heart of Carlton, just a short stroll from a variety of amenities and excellent public transport links to Nottingham and the surrounding areas. The property boasts a welcoming living room with a bay window and electric fireplace, along with a separate dining room providing an ideal space for family meals and entertaining. The kitchen features an integrated oven, hob and extractor fan, while the ground floor bathroom is fitted with a modern white suite. Upstairs, you'll find three bedrooms, including two spacious doubles, with the main bedroom benefitting from it's own WC. The property offers a private, enclosed rear garden – perfect for outdoor enjoyment. With its convenient location and great layout, this is an excellent opportunity for families or professionals seeking a well-connected home in a popular residential area.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

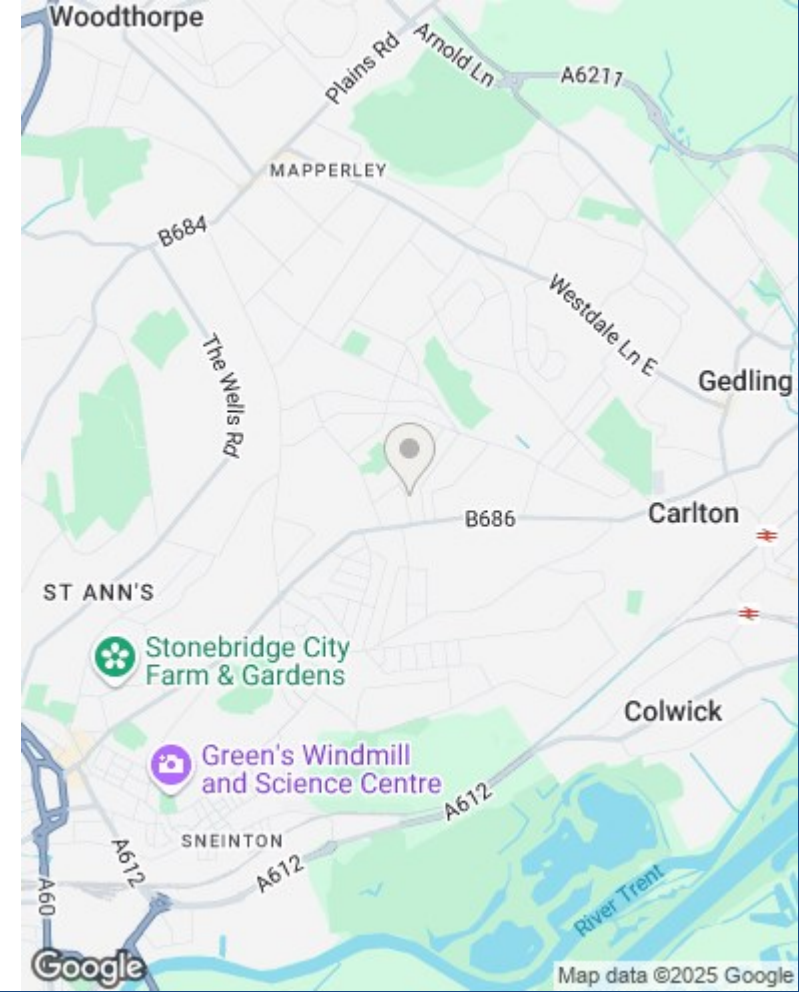
Council Band: B

Pets: Not permitted

- Semi-detached house
- Three bedrooms (including two double bedrooms)
- Living room with bay window and electric fireplace
- Dining room
- Kitchen with integrated oven, hob & extractor
- Ground floor bathroom/Wc with white suite
- Bedroom one has own WC
- Double glazing, gas central heating
- Private, enclosed rear garden
- A short walk to Carlton's array of amenities & 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
Gedling Borough 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

