



**DavidJames**  
the estate agent

**Whitton Close, Nottingham, NG5 5QU**

**£1,100 Per Calendar Month**



# About This Property

This well-presented semi-detached house, located at the end of a cul-de-sac, offers a fantastic opportunity for families or professionals seeking a comfortable and conveniently situated home. The property features a bright and inviting living room with an electric fireplace, and a brand new fitted kitchen boasting modern units and integrated appliances. A versatile store room provides additional practicality, while the first floor hosts three bedrooms, including two doubles, alongside a fully tiled bathroom and separate WC. Externally, the home enjoys a generous, low-maintenance, tiered rear garden providing excellent outdoor space for seating or gardening, complemented by a front garden. This home is within easy reach of a range of local amenities, schools, and transport links, making it a superb choice for those seeking both comfort and convenience in a popular residential location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

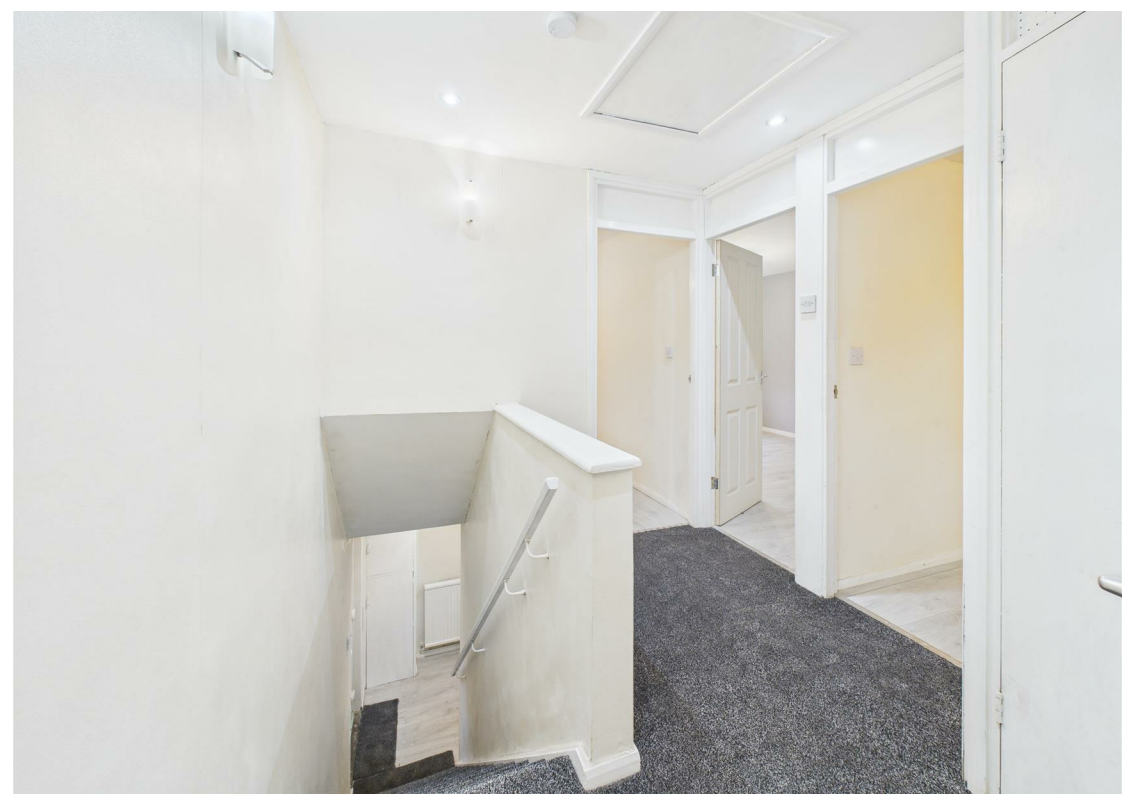
EPC Rating: D

Council Band: A

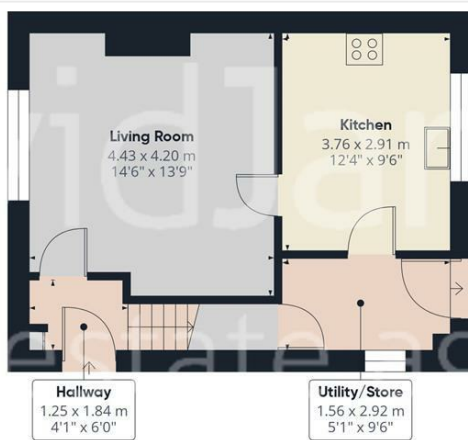
Pets: Not permitted

- Well-presented semi-detached house
- Three bedrooms (including two double bedrooms)
- Living room with electric fireplace
- BRAND NEW fitted kitchen with ample units and integrated appliances
- Versatile store room
- Modern bathroom to the first floor, separate WC
- Gas central heating, double glazing
- Generous, low-maintenance rear garden, gravelled front garden
- Situated at the end of a cul-de-sac
- Ample amenities & transport links close by

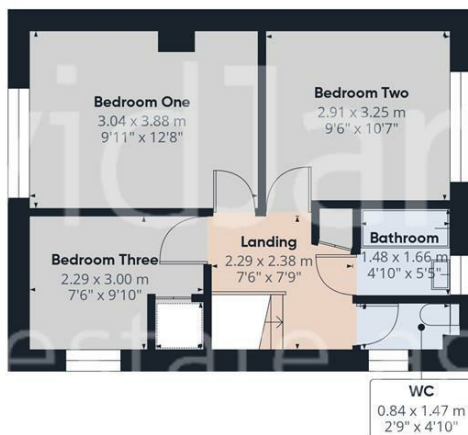








Floor 0



Floor 1



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

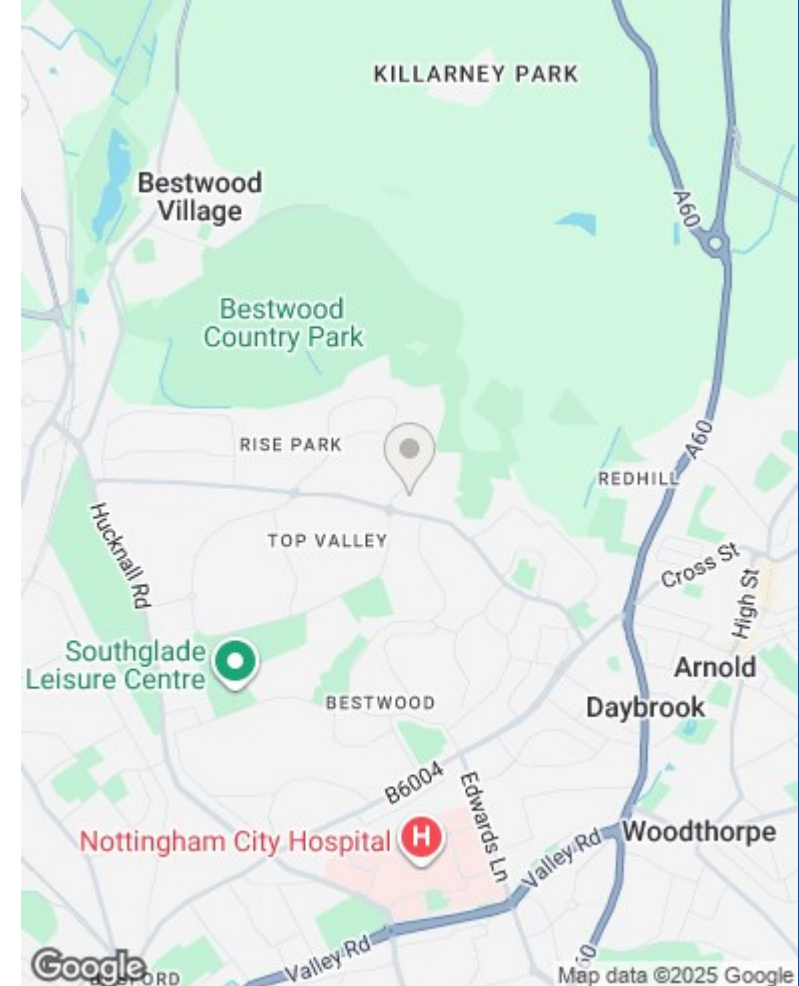
72.9 m<sup>2</sup>

785 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Council Tax Band: A**  
**Nottingham City Council**

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