



**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

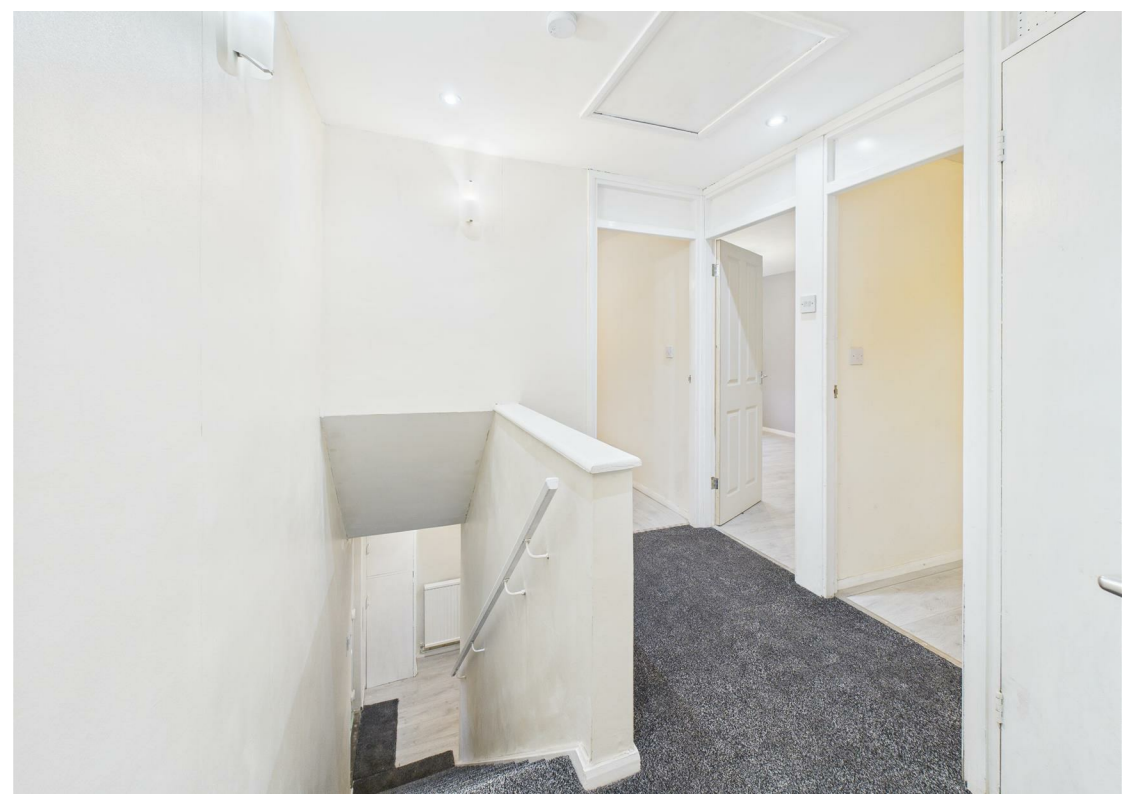
EPC Rating: D

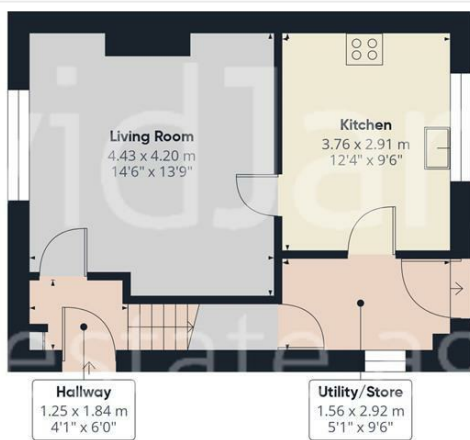
Council Band: A

Pets: Not permitted

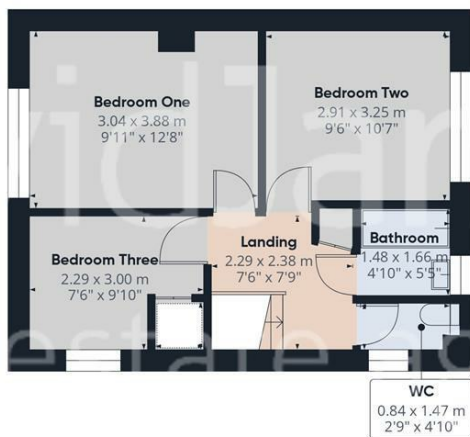
- Well-presented semi-detached house
- Three bedrooms (including two double bedrooms)
- Living room with electric fireplace
- BRAND NEW fitted kitchen with ample units and integrated appliances
- Versatile store room
- Modern bathroom to the first floor, separate WC
- Gas central heating, double glazing
- 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>

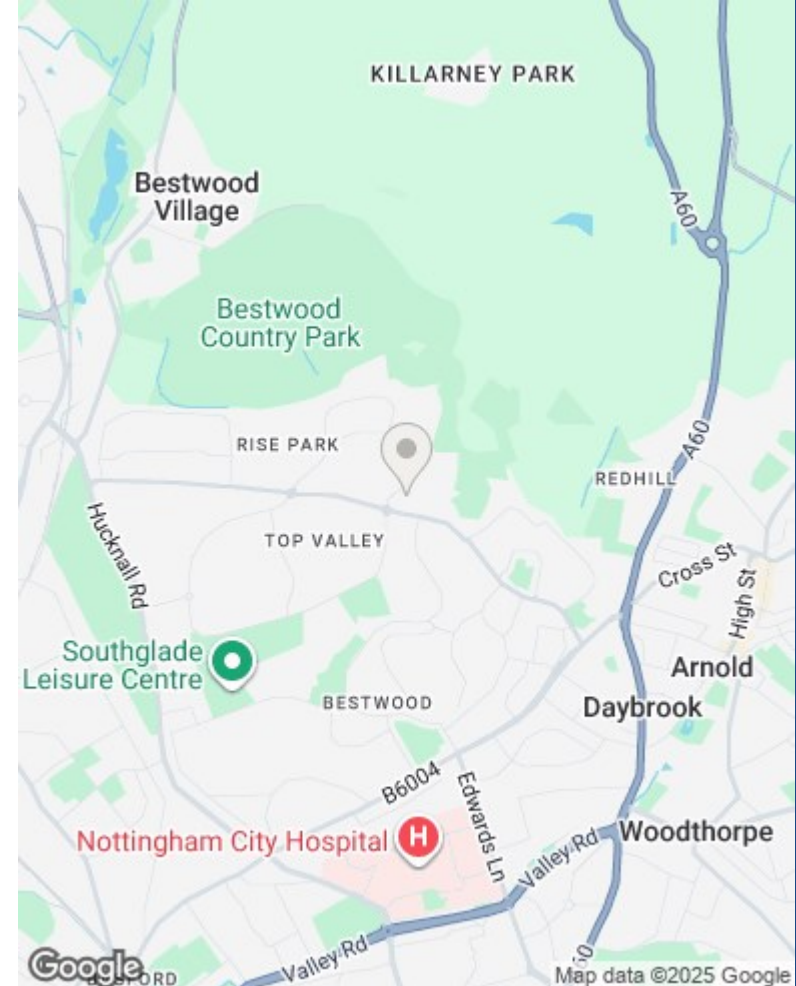
72.9 m<sup>2</sup>

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**

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).

**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**

