



3



1



1



E

DavidJames
the estate agent

Amesbury Circus, Nottingham, NG8 6DJ

£1,100 Per Calendar Month

About This Property

This end-terrace house offers a modern and comfortable living space in a fantastic Nottingham location, ideal for professionals and families alike. The property features a living room with a feature fireplace, leading through to a stunning modern kitchen fitted just last year with sleek white gloss units, elegant golden finishes, Laura Ashley floor tiles, and appliances. A convenient pantry provides additional storage, while the ground floor further showcases a contemporary shower room, also newly fitted last year, complete with a two-way rainfall shower. Upstairs, there are three well-proportioned bedrooms, including two doubles. The home benefits from double glazing and gas central heating, with a new boiler installed last year for added efficiency. Outside, the generous rear garden offers an initial decking area, with steps leading down to a large lawn—ideal for families or entertaining. A driveway to the front provides valuable off-street parking. It's an easy commute to the QMC, City Hospital, and Nottingham City Centre, with excellent access to major road links - this property perfectly combines practicality, and convenience.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

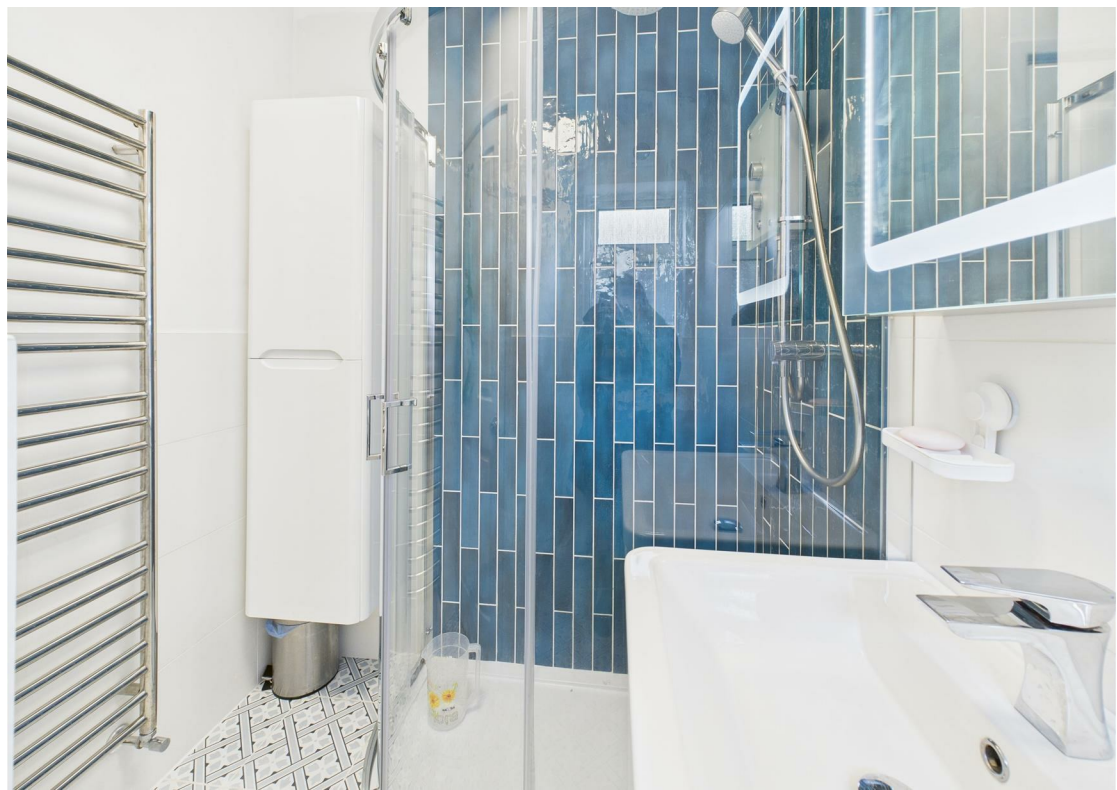
EPC Rating: E

Council Band: A

Pets: Not permitted

- End-terrace house
- Three bedrooms (including two double bedrooms)
- Living room with feature fireplace
- Stylish kitchen (fitted last year), pantry
- Ground floor contemporary shower room (fitted last year)
- Double glazing
- Gas central heating (new boiler installed last year)
- Rear garden with initial decking and steps leading to large lawn area
- Driveway for off-street parking
- Ample transport links and amenities close by







Floor 0



Floor 1



Approximate total area⁽¹⁾

60.1 m²
647 ft²

Reduced headroom

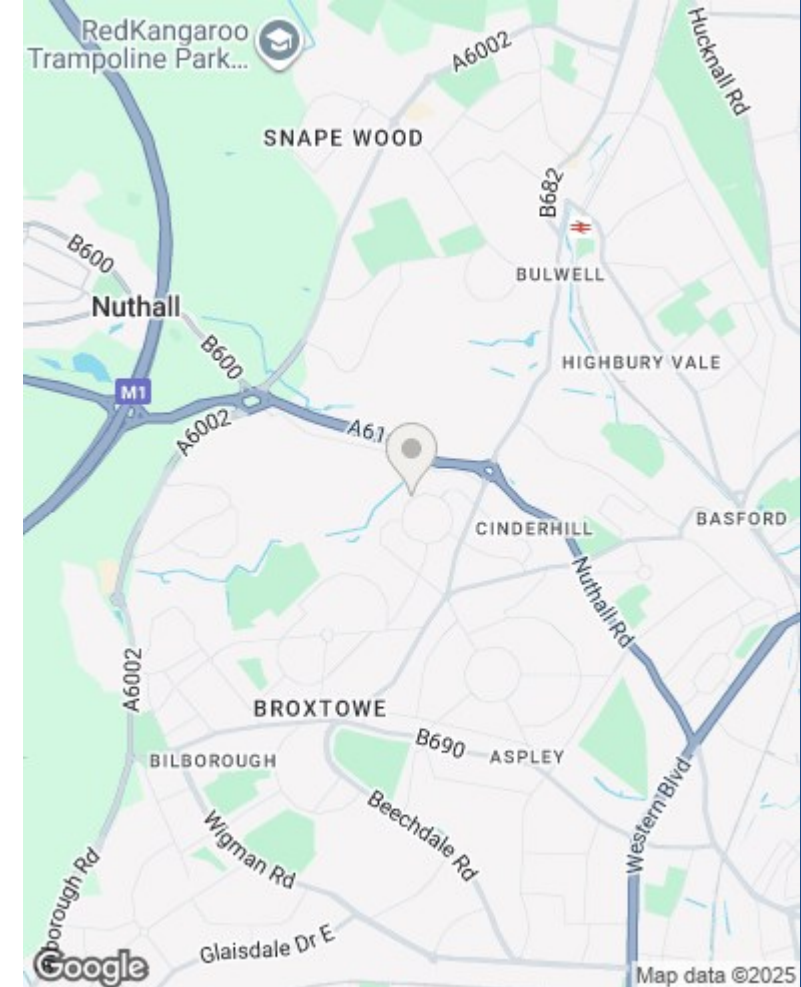
0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 1.5 m/5 ft

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

