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E

DavidJames
the estate agent

Amesbury Circus, Nottingham, NG8 6DJ

£1,050 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

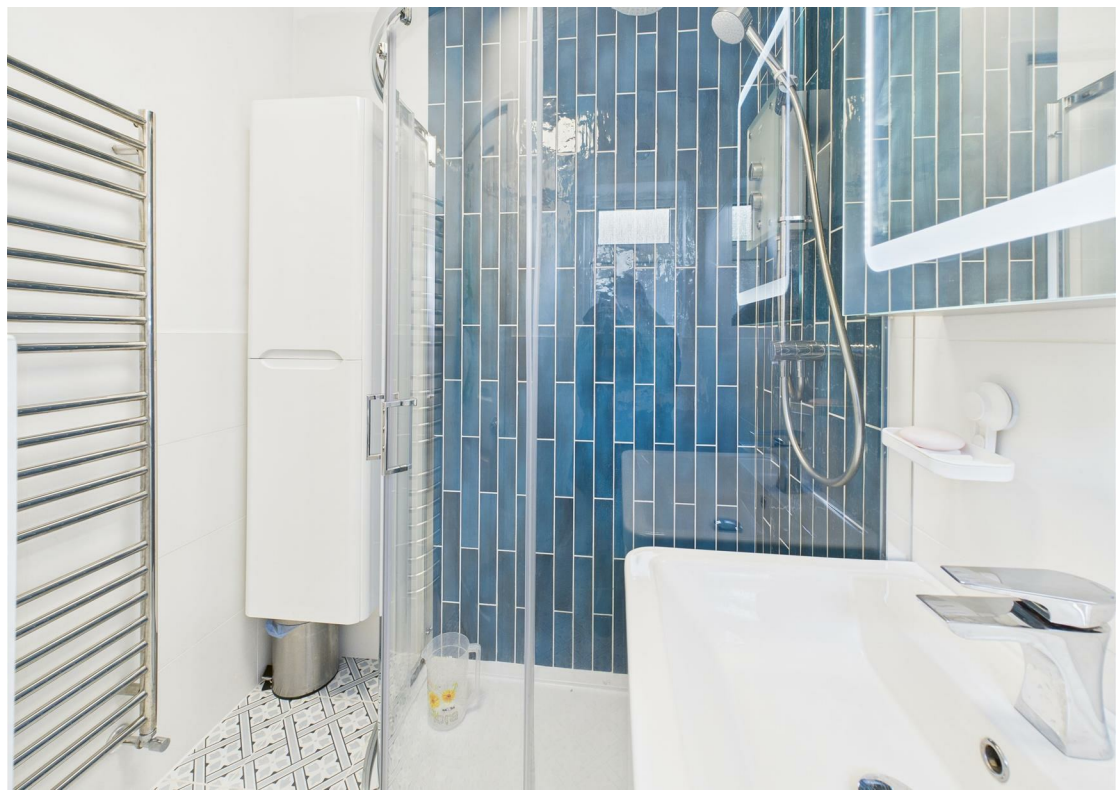
EPC Rating: E

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

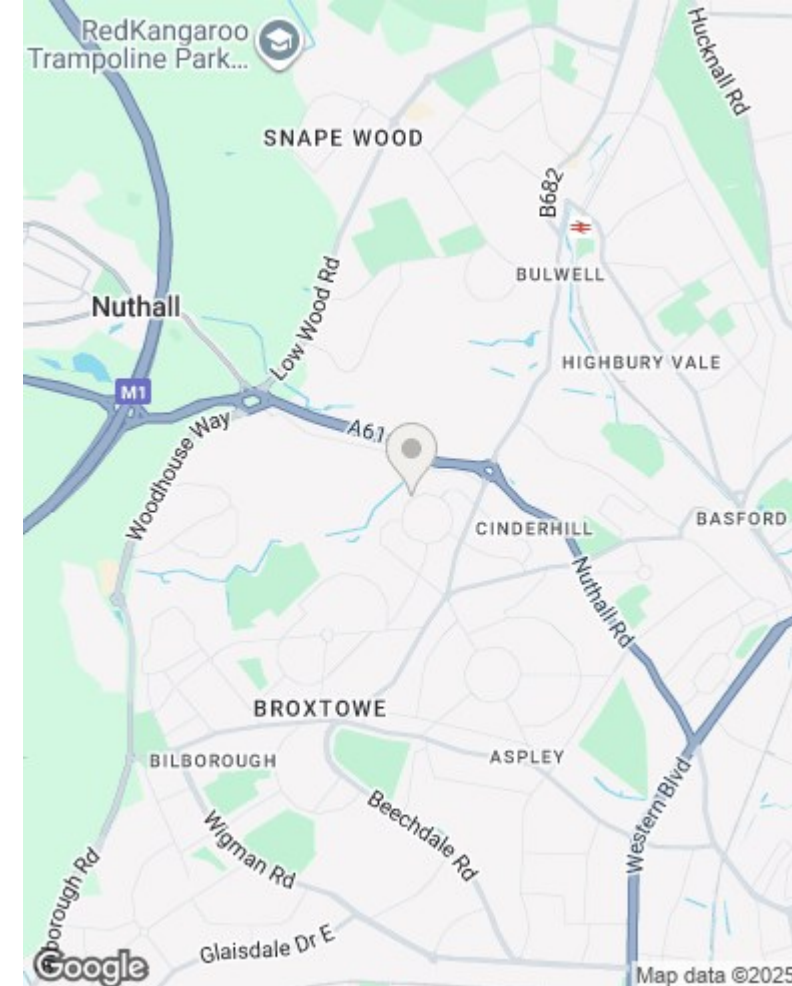
(1) Excluding balconies and terraces

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

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