



**DavidJames**  
the estate agent

**Gunn Close, Nottingham, NG6 7DY**

**£875 Per Calendar Month**



# About This Property

This beautifully refurbished two-bedroom house offers stylish and modern living in a convenient location close to local amenities and excellent transport links. The property has been tastefully renovated throughout, featuring a welcoming entrance hall with a useful storage cupboard, a bright and airy living room with grey carpeting, and a brand new contemporary kitchen fitted with sleek white units and integrated cooking appliances. Upstairs, there are two well-proportioned bedrooms and a modern bathroom/WC with a white suite and shower over the bath. Outside, the property benefits from low-maintenance gardens to the front and side, along with a garage and off-street parking space for added convenience. With gas central heating, double glazing, and a fresh, neutral décor throughout, this home is perfect for renters seeking a move-in-ready property in a popular residential area close to shops, schools, and public transport.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

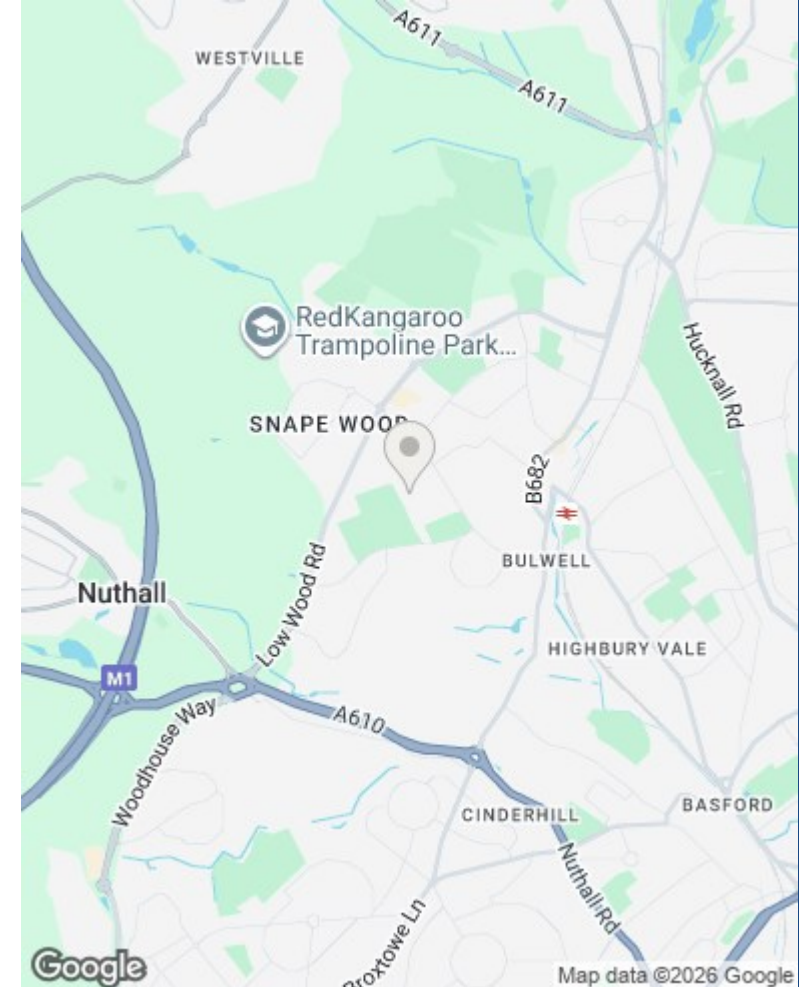
- FULLY REFURBISHED house
- Two bedrooms
- Living room with grey carpets
- BRAND NEW kitchen with modern white units and integrated cooking appliances
- BRAND NEW bathroom/WC with white suite and shower over bath
- Gas central heating
- Double glazing
- Low maintenance gardens to the side and front of the property
- Garage and off-street parking space
- Ample amenities and transport links close by











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: A**  
**Nottingham City 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**

**The Property  
Ombudsman**