



**DavidJames**  
the estate agent

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

**£850 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











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

55.6 m<sup>2</sup>  
599 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

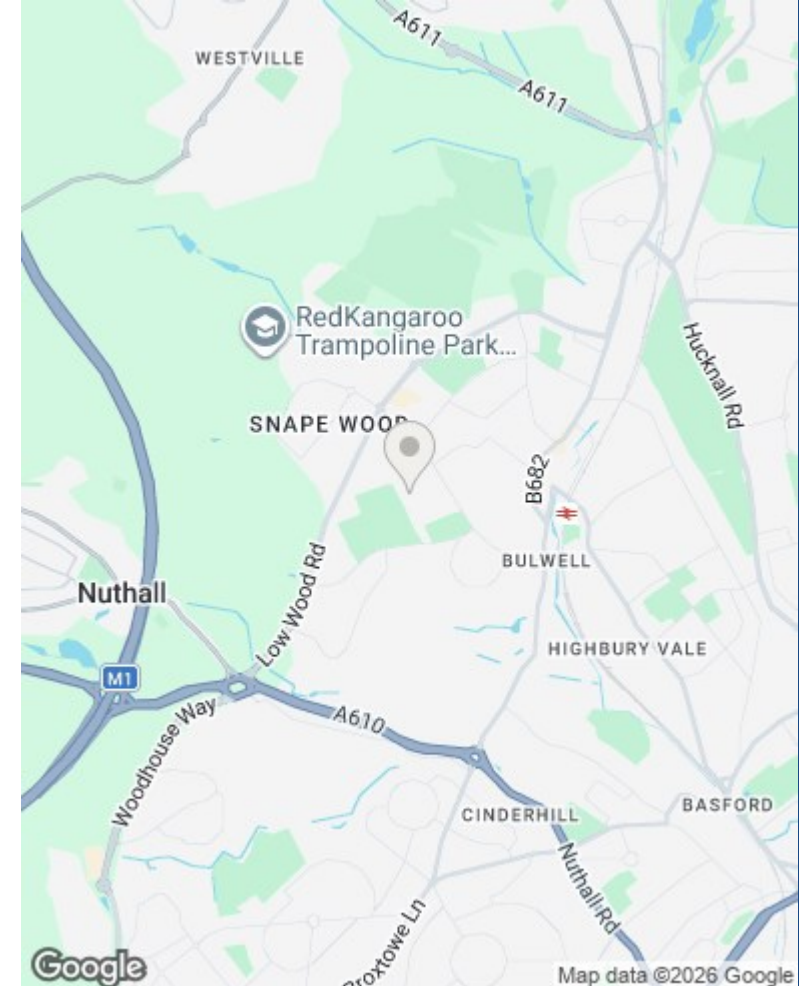
(1) Excluding balconies and terraces

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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