



DavidJames
the estate agent

Shirebrooke Close, Basford, Nottingham, NG6 0JZ

£1,000 Per Calendar Month

About This Property

This well-presented semi-detached house offers a fantastic combination of comfort, practicality, and convenience. The property opens with an inviting entrance hall complete with a useful cloakroom/WC, leading through to a comfortable living room and on to the spacious dining kitchen is fitted with a range of units and integrated cooking appliances. Upstairs, there are three well-proportioned bedrooms, each benefiting from built-in storage or wardrobe space, along with a stylish modern shower room featuring a two-way mains rainfall shower. Outside, the property boasts a generous rear garden with a patio area, lawn, and useful storage shed — perfect for outdoor enjoyment. Additional highlights include off-street tandem parking for two cars, UPVC double glazing, and gas central heating. With ample local amenities, schools, and frequent transport links nearby, this superb home is ideally suited to families or professionals seeking a convenient and comfortable lifestyle within easy reach of Nottingham city centre.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: B

Pets: Not permitted

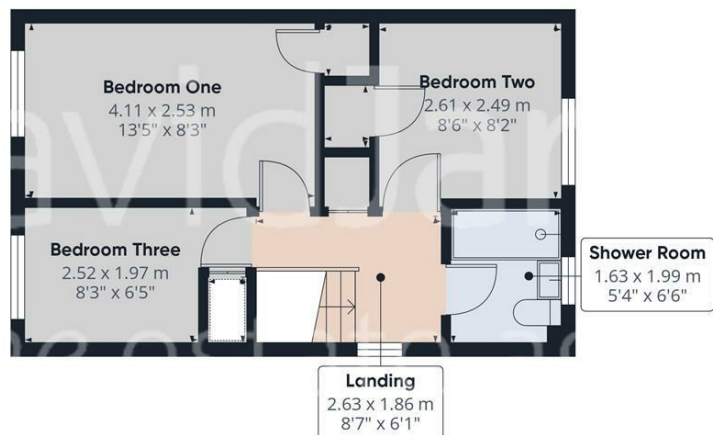
- Semi-detached house
- Three bedrooms
- Living room
- Dining kitchen with integrated cooking appliances
- Modern shower room with two-way mains rainfall shower
- UPVC double glazing
- Gas central heating
- Generous rear garden with patio, lawn & shed
- Off-street parking for two cars
- Ample amenities and frequent transport links close by







Floor 0



Floor 1



Approximate total area⁽¹⁾

68.1 m²
731 ft²

Reduced headroom

1.5 m²
16 ft²

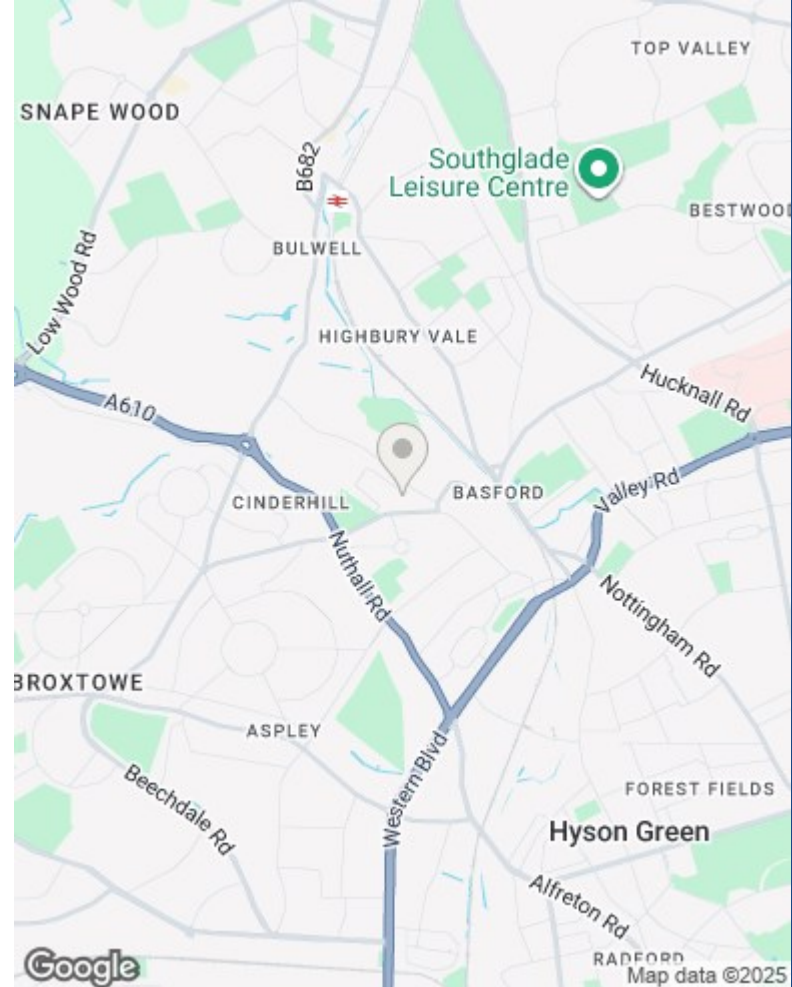
(1) Excluding balconies and terraces.

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.

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Council Tax Band: B
Nottingham City Council

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