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**DavidJames**  
the estate agent

**Widecombe Lane, Nottingham, NG11 9GY**

**£1,050 Per Calendar Month**



# About This Property

Situated in a popular residential area of Clifton, this well-presented end-terrace house offers generous living accommodation ideal for families or professionals alike. The property welcomes you with an entrance hall leading to a spacious lounge/dining room featuring a fireplace, a front-facing bay window and sliding patio doors that open onto the rear garden, creating a bright and airy feel throughout. The separate dining kitchen provides ample storage and a cooker with extractor hood. Upstairs, there are three bedrooms, including two doubles, served by a bathroom with a white suite and electric shower. Additional benefits include gas central heating, UPVC double glazing, and plentiful storage throughout the home. Externally, the property enjoys a low-maintenance gravelled front garden with a raised driveway offering off-street parking, while the enclosed rear garden features a paved patio and a lawned area. With excellent amenities nearby, as well as regular transport links including the Tram Network, this property offers both comfort and convenience in a popular Nottingham location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

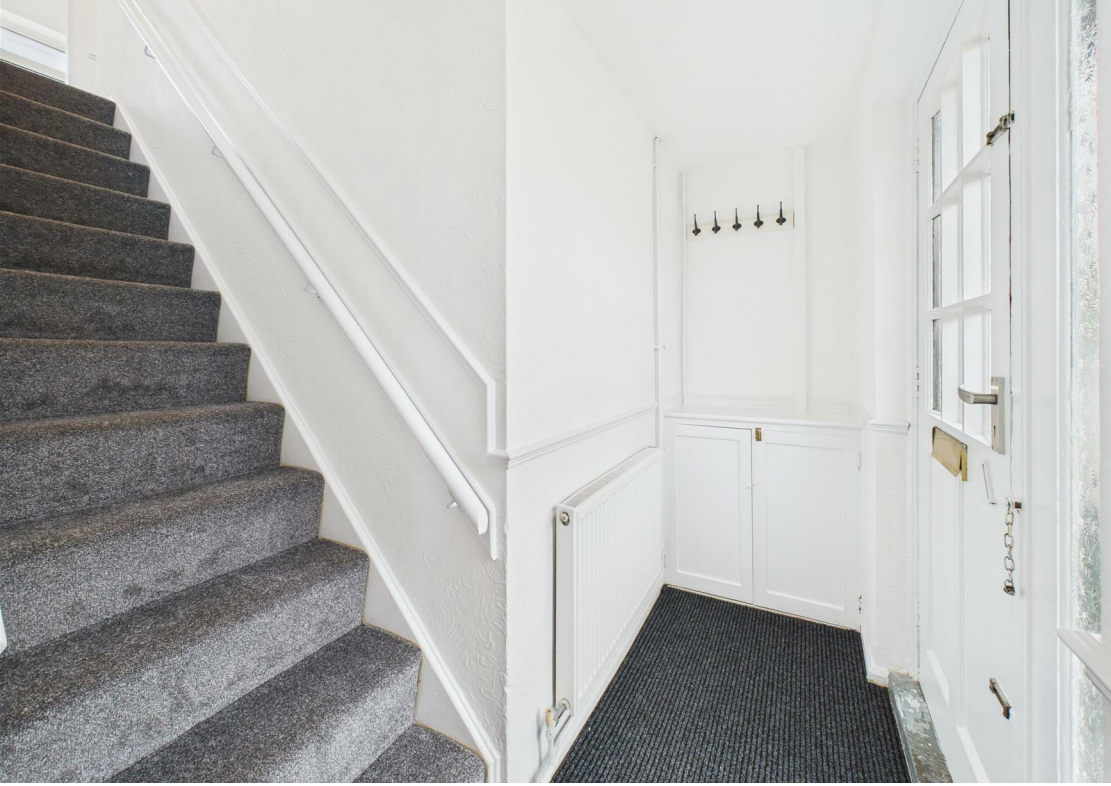
Council Band: A

Pets: Not permitted

- Well-presented end-terrace house in a popular Clifton location
- Three bedrooms, including two double bedrooms
- Spacious lounge/dining room with feature fireplace and sliding patio doors
- Dining kitchen with cooker and ample storage space
- Bathroom/WC with white suite and electric shower to the first floor
- Newly fitted carpets and re-painted throughout
- Gas central heating, UPVC double glazing
- Enclosed rear garden with paved patio and lawn
- Gravelled front garden and raised driveway for off-street parking
- Close to local amenities, schools and frequent transport links including the Tram Network



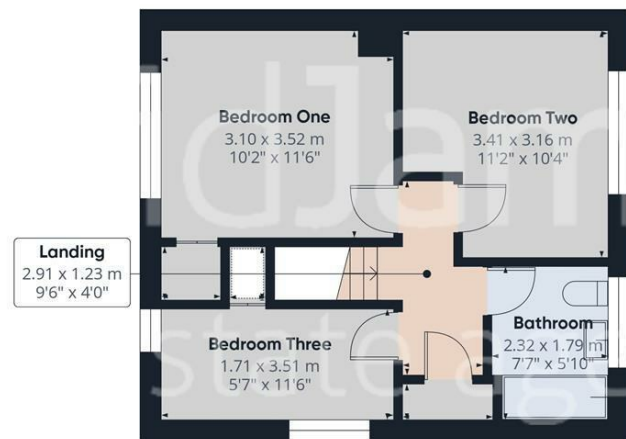








Floor 0



Floor 1



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

74.5 m<sup>2</sup>  
802 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
7 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.

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**Council Tax Band: A**  
**Nottingham City Council**

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