



**DavidJames**  
the estate agent

**High Street, Kimberley, Nottingham, NG16 2LR**

**£775 Per Calendar Month**

# About This Property

A SHORT WALK TO EVERYTHING! This delightful two bedroom town house is located on a quiet street and is just a short walk from everything you need in the heart of Kimberley. This property consists of a lounge, opening to the modern gloss kitchen with black work surfaces complete with oven, hob and extractor. This then leads to the downstairs wet room. Upstairs you will find two spacious double bedrooms and there is a low maintenance rear garden.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

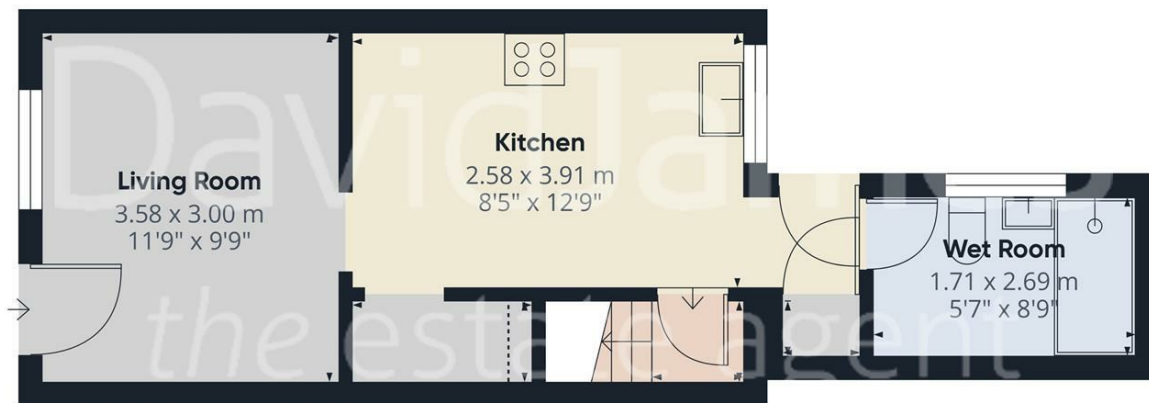
Council Band: A

Pets: Not permitted

- Well-presented townhouse
- Two double bedrooms
- Lounge
- Modern kitchen with white gloss units & integrated cooking appliances
- Ground floor wet room
- Gas central heating
- UPVC double glazing
- Low maintenance rear garden
- Quiet road
- Ample amenities close by







Floor 1



Approximate total area<sup>(1)</sup>  
52.2 m<sup>2</sup>  
561 ft<sup>2</sup>

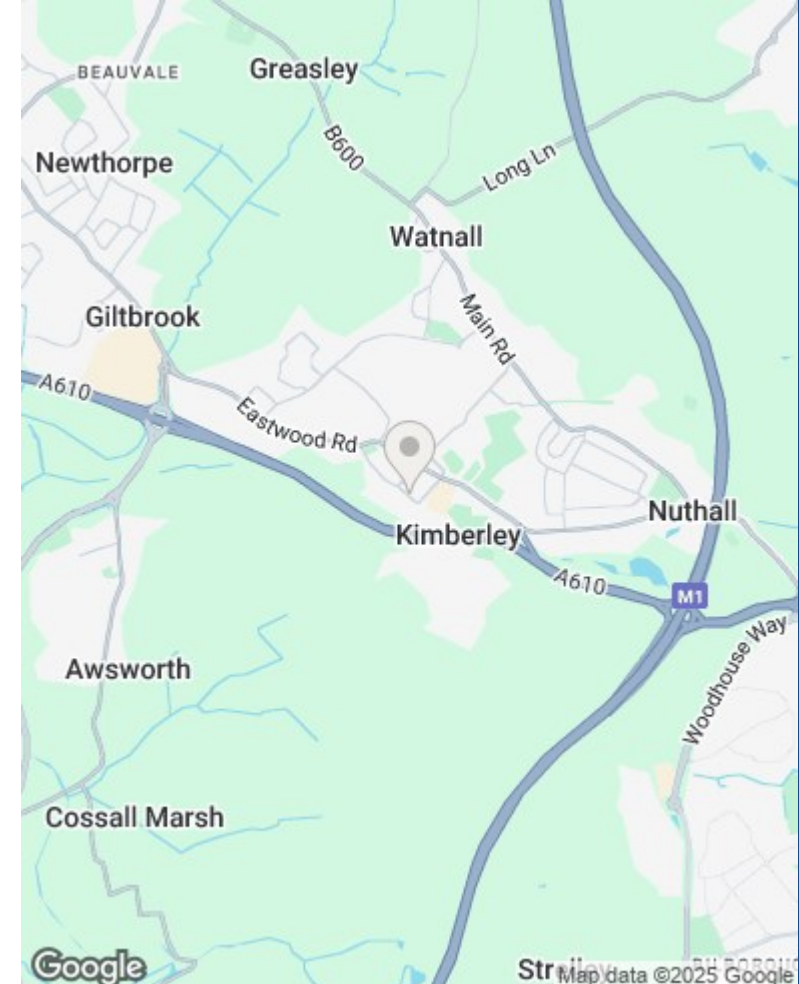
Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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



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**  
**Broxtowe Borough 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

