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**DavidJames**  
the estate agent

**Harcourt Terrace, Nottingham, NG3 1GW**

**£1,300 Per Calendar Month**



## About This Property

A three storey mid terraced house within walking distance of Nottingham City Centre. To the ground floor, there is a lounge and separate dining room which is open plan to the kitchen. Upstairs, there are three double bedrooms set over two floors complemented by a modern shower room/WC.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Period style three storey mid terraced house
- Three double bedrooms set over two floors
- Furnished
- Lounge and separate dining room
- Kitchen with appliances
- Modern shower room/Wc to the first floor
- UPVC double glazing
- Gas central heating
- Rear yard
- Within walking distance of Nottingham City Centre







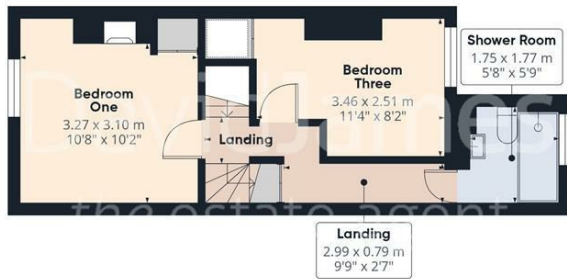




Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
84.7 m<sup>2</sup>  
909 ft<sup>2</sup>

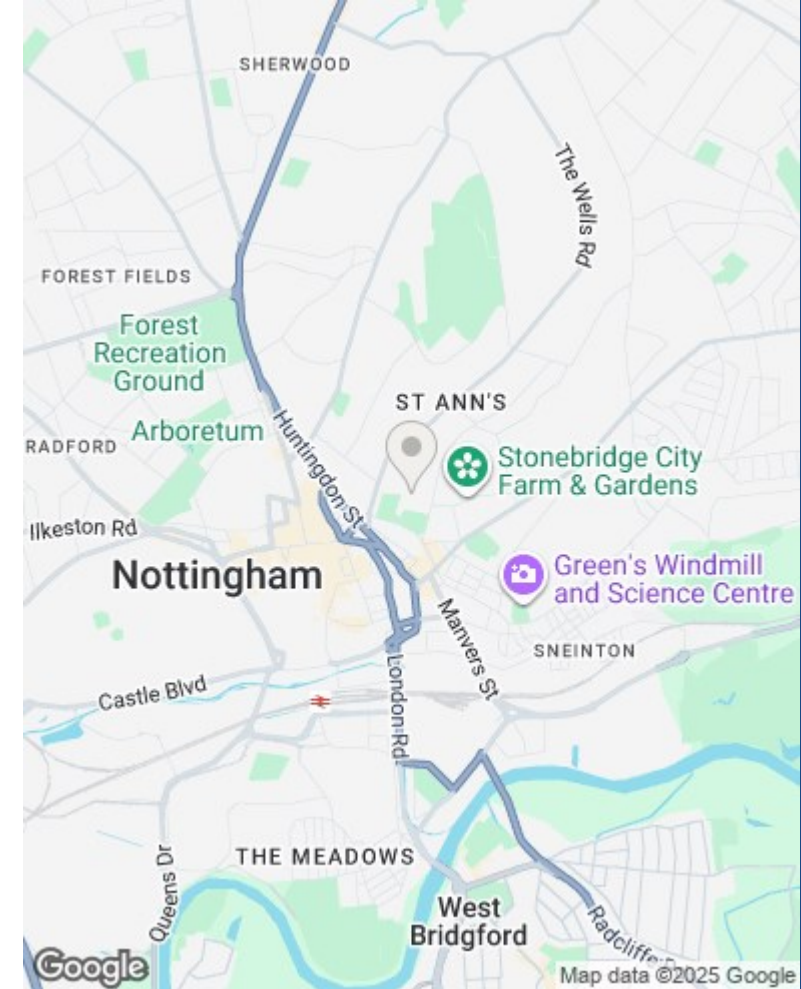
Reduced headroom  
5.5 m<sup>2</sup>  
59 ft<sup>2</sup>

(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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