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**DavidJames**  
the estate agent

**Henley Close, Netherfield, Nottingham, NG4 2PN**

**£925 Per Calendar Month**

## About This Property

A well-presented townhouse situated in a quiet cul-de-sac, close to Netherfield's ample amenities and transport links. There is an entrance hall, modern kitchen with integrated oven, hob and extractor fan, a good-sized lounge/dining room with French door leading to a private rear garden with patio and lawn. The first floor comprises two double bedrooms and a modern bathroom/WC with white suite and electric shower. The property further benefits from off-street parking.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

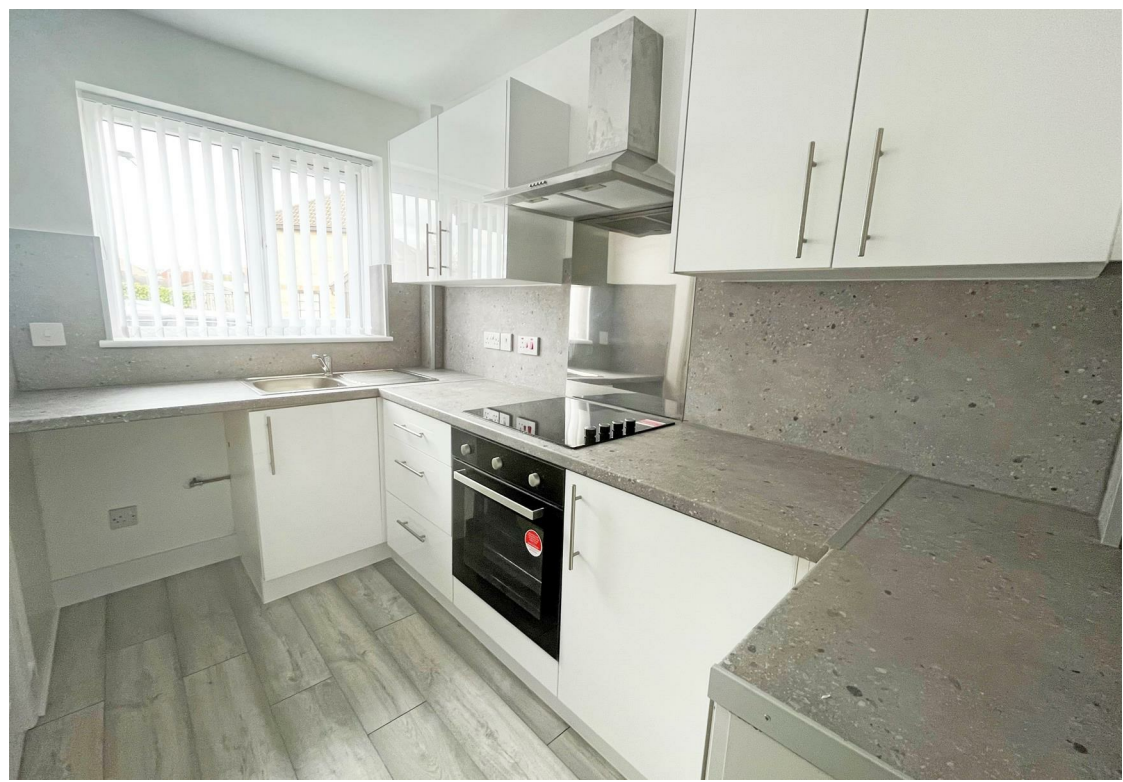
Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

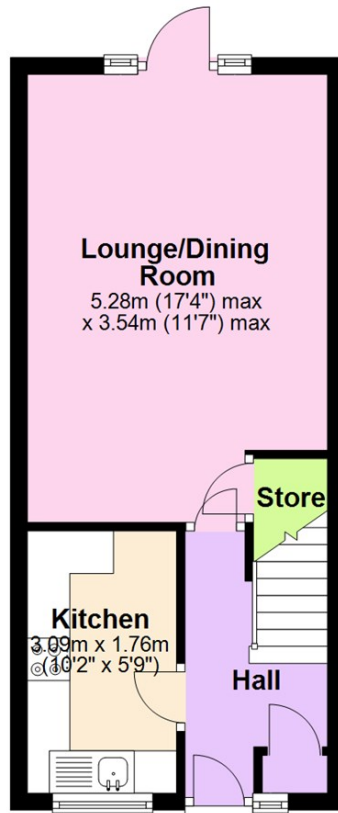
- Well-presented townhouse
- Two double bedrooms
- Entrance hall
- Modern kitchen with integrated oven, hob and extractor fan
- Good-sized lounge/dining room with French door
- Modern bathroom/Wc with white suite and electric shower
- UPVC double glazing
- Electric heating
- Fantastic private rear garden with patio and lawn
- Quiet cul-de-sac location, close to ample amenities and transport links





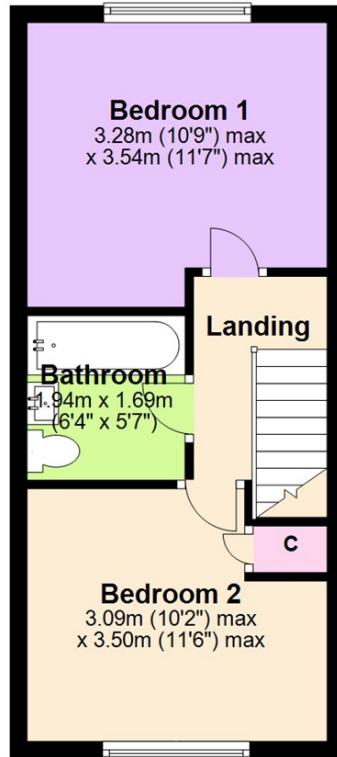
## Ground Floor

Approx. 30.0 sq. metres (322.7 sq. feet)

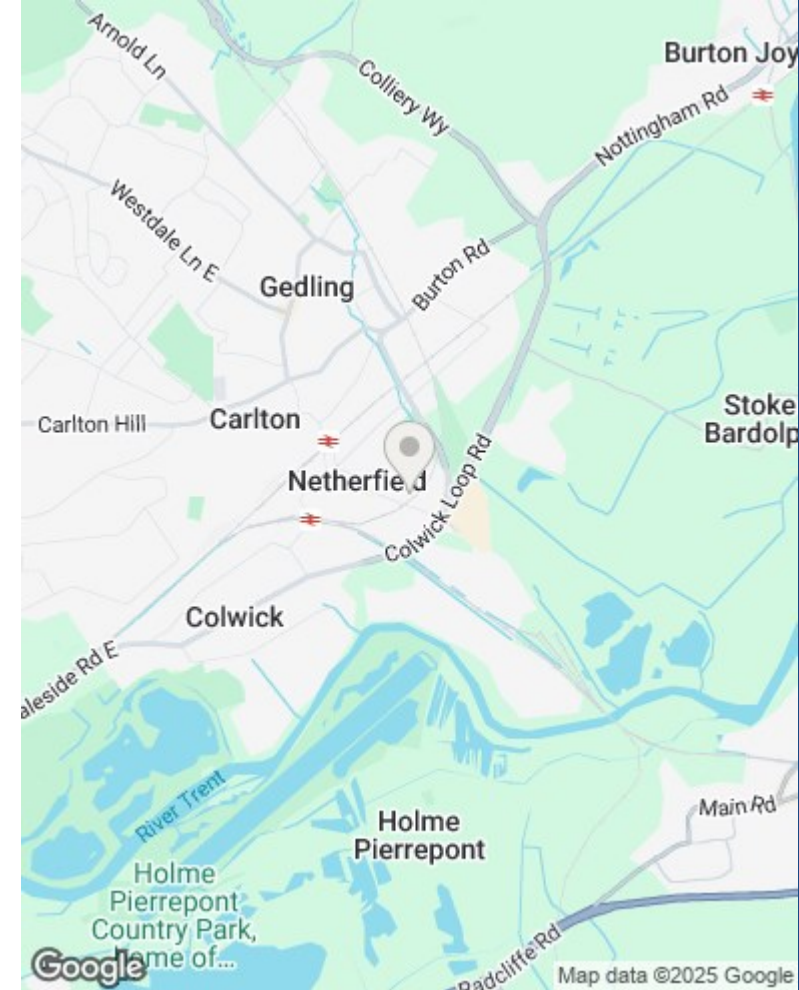


## First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)



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**Council Tax Band: A**  
**Gedling Borough Council**

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**PROTECTED**

**The Property**  
**Ombudsman**