



4



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2



C

DavidJames
the estate agent

Caxton Road, Nottingham, NG5 1RH

£1,350 Per Calendar Month

About This Property

Nestled in the ever-popular area of Sherwood, this well-presented and modern three-storey townhouse offers generous living space, stylish finishes, and excellent convenience for professionals and families alike. The ground floor features an inviting entrance hall with useful storage and a cloakroom/WC, leading to a bright living room and a spacious dining kitchen fitted with ample white units, appliances, and French doors opening out to a low-maintenance rear garden – perfect for relaxing or entertaining. Across the upper floors are four well-proportioned bedrooms, including one with built-in wardrobes and another benefiting from an en-suite shower room, alongside a further modern shower room/WC. The property also enjoys the comfort of gas central heating and UPVC double glazing throughout, with an off-street parking space to the front. Located within walking distance of Nottingham City Hospital and Sherwood's vibrant high street of shops, cafes, and amenities, this superb home is also well-served by regular bus routes providing quick and easy access to Nottingham City Centre.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

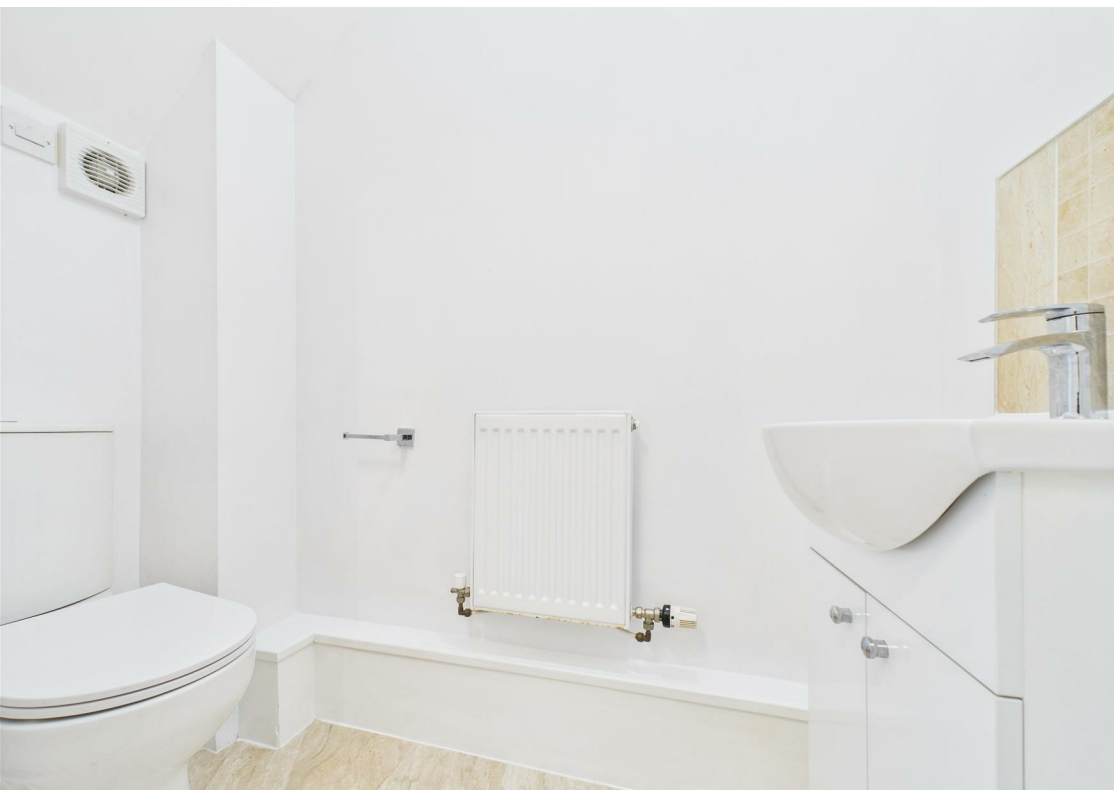
EPC Rating: C

Council Band: C

Pets: Not permitted

- Well-presented, modern three-storey townhouse
- Four well-proportioned bedrooms
- Two shower rooms including an en-suite
- Entrance hall with storage and a cloakroom/WC
- Bright living room
- Spacious dining kitchen with ample white units and appliances
- Gas central heating and UPVC double glazing
- Off-street parking to the front
- Popular location close to Nottingham City Hospital and Sherwood's amenities
- Excellent transport links to Nottingham City Centre







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Approximate total area⁽¹⁾

109.4 m²

1175 ft²

Reduced headroom

0.6 m²

7 ft²

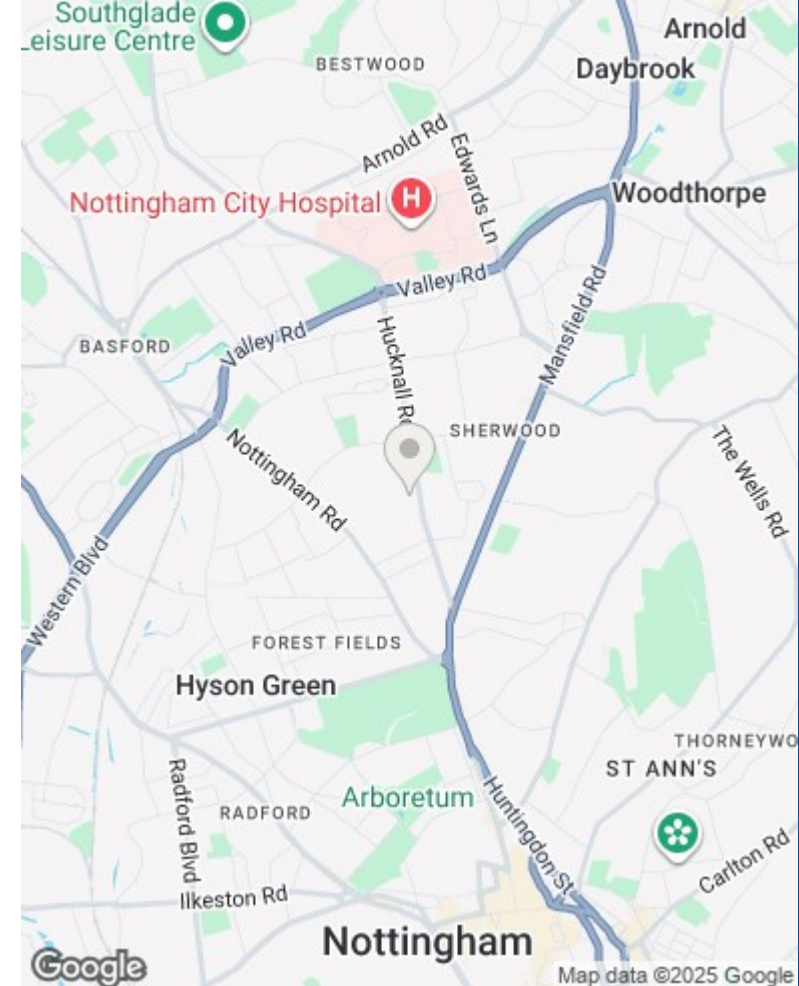
(1) Excluding balconies and terraces.

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.

GIRAFFE360



Council Tax Band: C
Nottingham City Council

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**The Property
Ombudsman**