









David**James** 

the estate agent

Midland Avenue, Lenton, Nottingham, NG7 2FD

£1,100 Per Calendar Month



## **About This Property**

A well-presented three storey end terraced house situated within easy reach of Queens Medical Centre & Nottingham City Centre. Immaculately presented throughout, the property has a lounge with box window, dining room, modern kitchen with integrated oven, hob and extractor hood and a contemporary bathroom/Wc with white suite and mains shower. The first and second floors comprise THREE DOUBLE BEDROOMS whilst outside there is a private rear yard and on-street permit parking.

**TENANCY DETAILS** 

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: C Council Band: A Pets: Not permitted

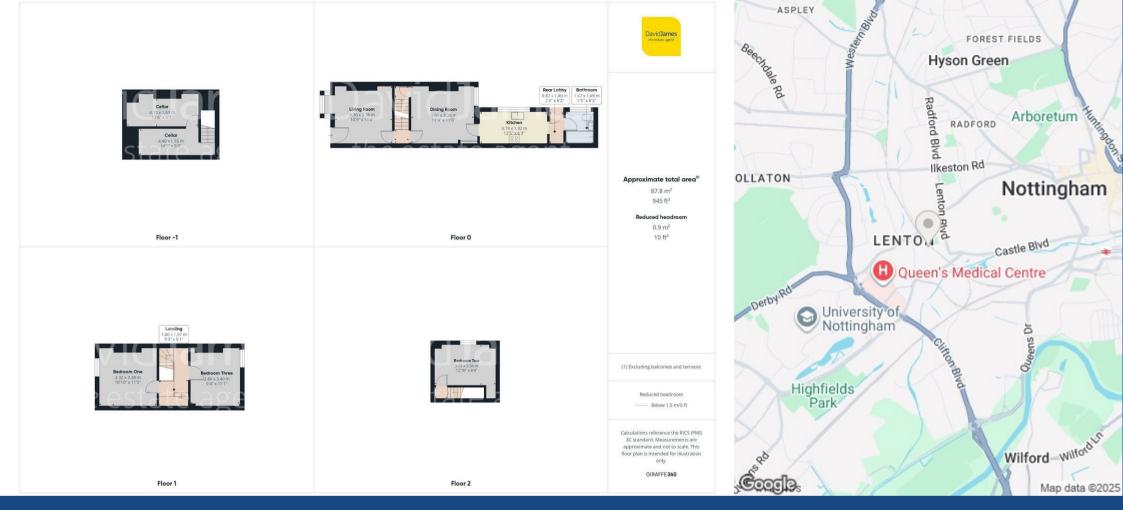
- Three storey end terrace house
- Three DOUBLE bedrooms
- Lounge with box window
- Dining room
- Modern kitchen with integrated oven, hob and extractor fan
- Contemorary bathroom/Wc with white suite and mains shower
- UPVC double glazing
- Gas central heating
- Private rear yard, on-street permit parking
- Within easy reach of Queens Medical Centre and Nottingham City Centre











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 Nottingham City Council



the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com



