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2



1



C

**DavidJames**  
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

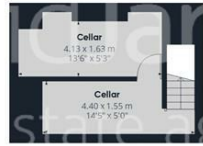


- Three storey end terrace house
- Three DOUBLE bedrooms
- Lounge with box window
- Dining room
- Modern kitchen with integrated oven, hob and extractor fan
- Contemporary bathroom/Wc with white suite and mains shower
- UPVC double glazing
- Gas central heating
- Private rear yard, on-street permit parking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





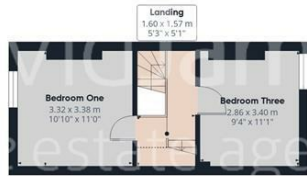




Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

87.8 m<sup>2</sup>  
945 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
10 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



**Council Tax Band: A**  
**Nottingham City Council**

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