



2



1



1



C

DavidJames
the estate agent

The Wells Road, Nottingham, NG3 3AA

£950 Per Calendar Month



About This Property

An impeccably presented mid-townhouse! This fully-furnished residence boasts a modern aesthetic with a stylish living room featuring a box window, complemented by a contemporary kitchen/diner adorned with sleek grey gloss units and integrated appliances. The two well-appointed bedrooms, one featuring ample storage and wardrobe space, offer comfort and convenience. The sophisticated bathroom/WC showcases a white suite and a two-way mains shower, adding a touch of luxury. Further enhancing the appeal are gas central heating, double glazing, a tiered rear garden with a paved patio area, and allocated off-street parking. Benefit from convenient bus links right at your doorstep, ensuring easy access to both the City Centre and City Hospital.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Fully-furnished (with the exception of a fridge/freezer)

EPC Rating: C

Council Band: A

Pets: Not permitted

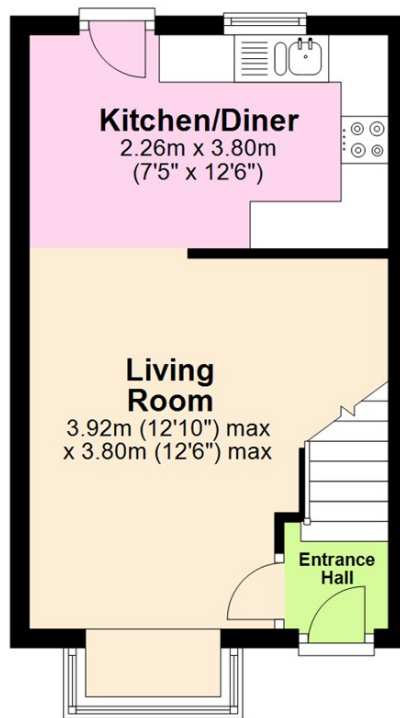
- Immaculately presented mid-townhouse
- Fully furnished (with the exception of a fridge/freezer)
- Two bedrooms (bedroom one with useful storage and wardrobe space)
- Stylish living room with box window
- Modern kitchen/diner with grey gloss units and various integrated appliances
- Sophisticated bathroom/Wc with white suite and two-way mains shower
- Gas central heating & double glazing
- Tiered rear garden with paved patio area
- Allocated off-street parking
- Bus links to the City Centre and City Hospital on the doorstep





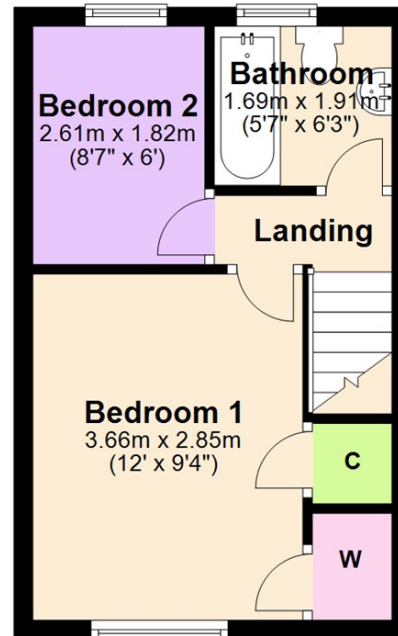
Ground Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



First Floor

Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 48.3 sq. metres (520.1 sq. feet)



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

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

**The Property
Ombudsman**