



**DavidJames**  
the estate agent

**Honingham Close, Arnold, Nottingham, NG5 6SG**

**£895 Per Calendar Month**



# About This Property

This fully refurbished mid-terrace house is ideally situated within a quiet residential street in Arnold, offering stylish and low-maintenance living with excellent access to local amenities and transport links. The ground floor features a bright and contemporary open plan living space, incorporating a brand new kitchen fitted with integrated cooking appliances, a feature fireplace, a useful storage cupboard and French doors opening onto the rear garden, creating a welcoming and sociable layout. To the first floor are two well-proportioned bedrooms, both benefiting from storage cupboards, with the principal bedroom further enhanced by large fitted wardrobes. Completing the accommodation is a brand new shower room, finished to a high standard with modern panelling and a mains-fed shower. The property further benefits from gas central heating, uPVC double glazing throughout, and its convenient location close to shops and frequent public transport, making it an excellent choice for professionals!

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

- Fully refurbished mid-terrace house
- Two bedrooms (bedroom one with large fitted wardrobes)
- Open plan living accommodation
- Brand new kitchen with integrated cooking appliances
- Feature fireplace and French doors to rear garden
- Brand new shower room with panelling and mains shower
- Gas central heating
- uPVC double glazing
- Quiet residential cul-de-sac location
- Close to local amenities and frequent transport links









Floor 0



Floor 1



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

46.1 m<sup>2</sup>  
495 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 ft<sup>2</sup>

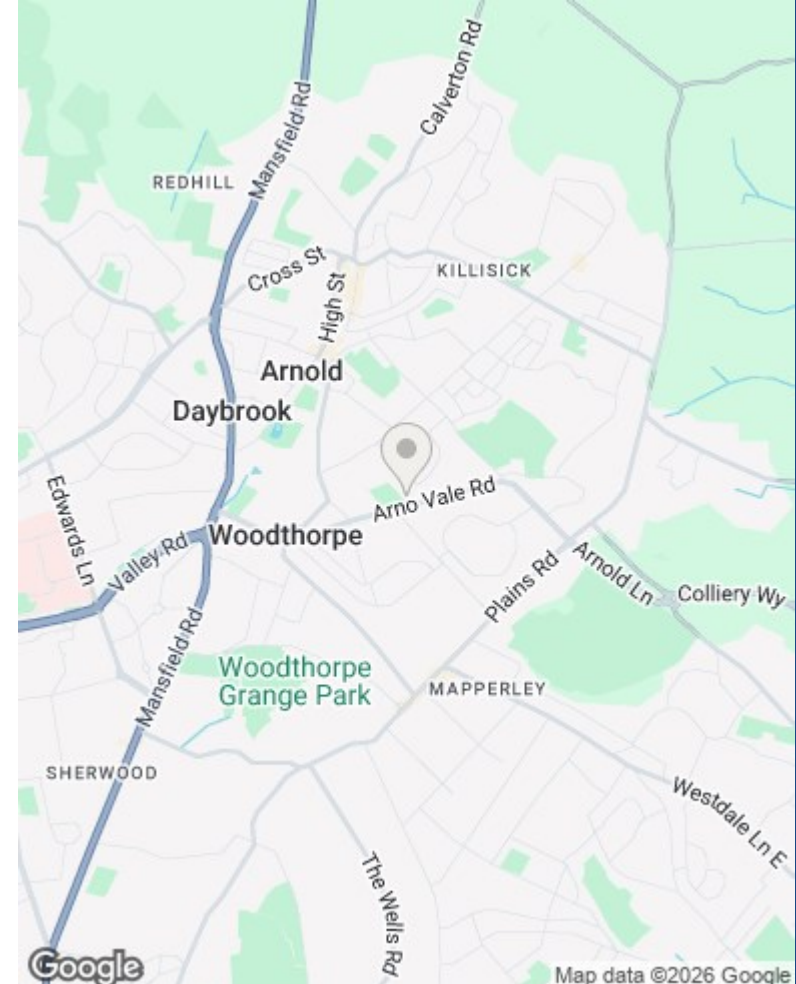
(1) Excluding balconies and terraces

**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.

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

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