



 4

 2

 1

 E

**DavidJames**  
the estate agent

**Nuthall Road, Nottingham, NG8 5DF**

**£995 Per Calendar Month**



# About This Property

A substantial three storey, four double bedroom Victorian terraced property on Nuthall Road. This property has an entrance hall, lounge/dining room with bay window and kitchen with integrated appliances. The four bedrooms are set over the first and second floors in addition to a first floor bathroom. Externally, there is an enclosed garden to the rear.

## TENANCY DETAILS

Available From: 31st March 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

Council Band: A

Pets: Not permitted



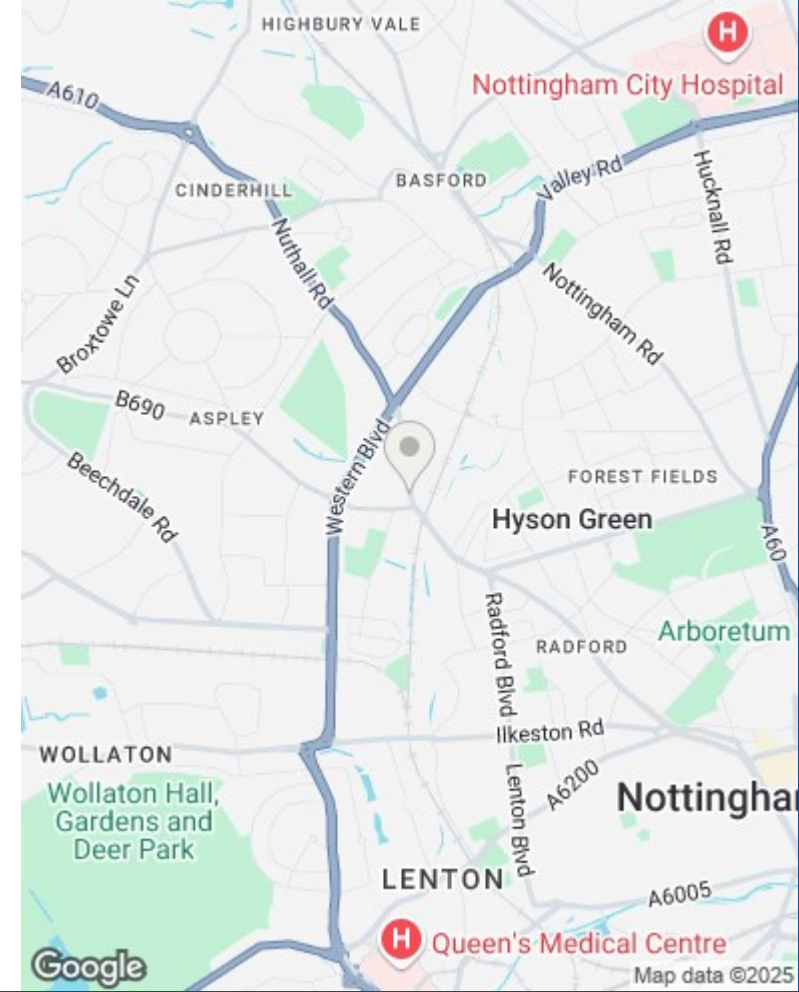
- Substantial Victorian three storey mid terraced house
- Four double bedrooms set over the first and second floors
- Lounge/dining room with bay window to the front elevation
- French doors to the rear garden
- Kitchen with integrated appliances
- First floor bathroom/Wc with white suite and mixer shower
- Partial double glazing
- Gas central heating
- Enclosed rear garden
- Close to local amenities and transport links.











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**

