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**DavidJames**  
the estate agent

**Windermere Road, Nottingham, NG7 6HN**

**£850 Per Calendar Month**

# About This Property

Located in the ever-popular Forest Fields area, this well-presented two-bedroom mid-terraced home, provides an ideal blend of comfort and convenience. Recently improved throughout, the property is ready to move into, and would ideally suit those looking to live within easy reach of Nottingham City Centre. Internally, the accommodation is both spacious and thoughtfully laid out. A bright lounge with high ceilings and soft neutral décor welcomes you through the front door, complemented by a large front-facing window and fitted carpet. The separate dining kitchen offers a sociable space, featuring warm wood-effect cabinets, a mottled black worktop, tiled flooring, and cooking appliances. A central breakfast bar enhances the space, and a second door leads to the staircase. A further door gives access to the cellar, which is split into two sections. Upstairs, the property comprises two bedrooms: a generous double room with wooden flooring and original floor tiles, and a second bedroom—also with wooden flooring and original tiles—that overlooks the garden. A well-appointed bathroom features a white three-piece suite, Triton electric shower over the bath, extractor fan and vinyl wood-effect flooring. Externally, there is a low-maintenance rear garden which will be re-paved shortly.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

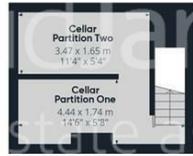
Council Band: D

Pets: Not permitted

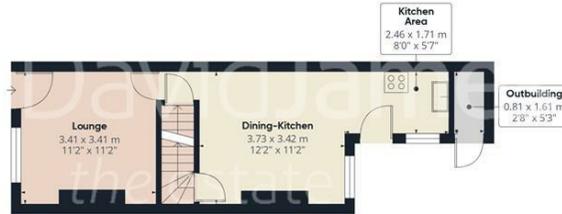
- Well-presented terrace house
- Two bedrooms
- Living room
- Spacious kitchen/dining room with breakfast bar and cooker
- First floor bathroom/Wc with white suite & electric shower
- Gas central heating
- UPVC double glazing
- Cellar
- Low maintenance rear garden (to be re-paved shortly)
- Great location for access to Nottingham City Centre







Floor -1



Floor 0



Floor 1

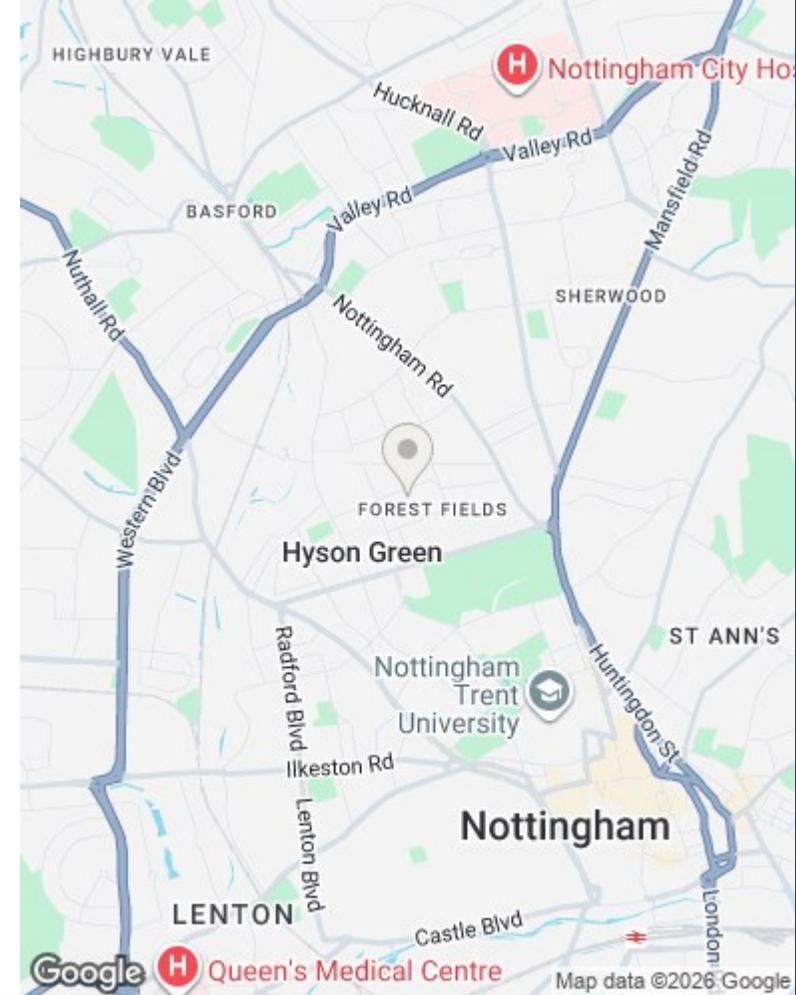


Approximate total area<sup>(1)</sup>  
67.5 m<sup>2</sup>  
726 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**  
**Nottingham City Council**

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the estate agent

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

