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DavidJames
*the* estate agent

# Canning Terrace, Nottingham, NG7 3ND

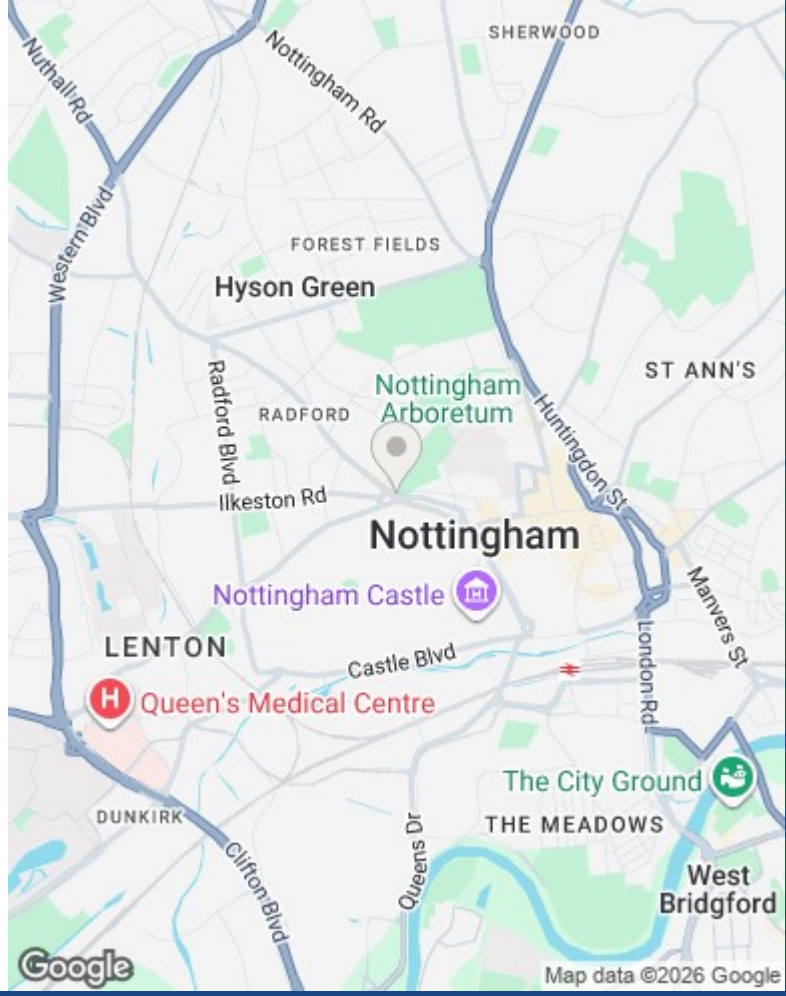
## £980 Per Calendar Month

# About This Property

A beautifully presented, furnished home within Canning Terrace, a remarkable historic building dating back to 1837 and thoughtfully transformed through extensive renovation into a stylish, contemporary residence. The property seamlessly combines modern living with original character, retaining attractive original windows with secondary glazing, while offering high-quality finishes, clever storage solutions and an abundance of natural light. The accommodation comprises an entrance hallway leading through Crittall-style doors to a high-spec modern kitchen, complete with integrated dishwasher, oven and hob, fridge/freezer and dining area. There is also a bright and comfortable separate living room, furnished in a modern style and benefiting from original windows and access to the rear garden. To the first floor is a generously sized double bedroom with built-in wardrobes, double bed and bedside tables, together with a luxurious contemporary bathroom featuring a three-piece suite, shower over bath and useful storage cupboard housing the washing machine and boiler. Externally, the property benefits from a private, sunny courtyard-style rear garden. Ideally positioned within walking distance of Nottingham city centre, residents have a wealth of shops, independent retailers, restaurants, bars and theatres on the doorstep, with excellent transport links including Nottingham railway station and the city's bus and tram networks. Fully furnished and finished to an immaculate standard, this charming home offers an exceptional opportunity for professional tenants seeking stylish city living within a characterful historic setting.

TENANCY DETAILS
Available From: NOW
Furnishing: Furnished
EPC Rating: C
Council Band: A

- Remarkable historic building with modern interiors
- Furnished
- Stylishly presented throughout
- Original windows with secondary glazing
- Modern dining kitchen with appliances
- Large double bedroom
- Contemporary three-piece bathroom suite
- Gas central heating
- Private rear garden
- Walking distance of Nottingham city centre and excellent transport links, including Nottingham Train Station

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

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