



3



1



1



C

DavidJames
the estate agent

Weaving Gardens, Nottingham, NG5 3JH

£1,250 Per Calendar Month

About This Property

This modern three-bedroom end-of-terrace home offers bright, well-proportioned accommodation ideal for families. Upon entering the property you are welcomed by a bright and inviting entrance hall that leads through to a spacious, contemporary kitchen fitted with a range of modern units and integrated appliances, providing an excellent space for everyday cooking and dining. To the rear of the property is a generously sized living room filled with natural light, featuring patio doors that open directly onto the rear garden. The ground floor also benefits from a convenient WC. Upstairs, the property offers three well-proportioned bedrooms, two of which include fitted wardrobes providing useful built-in storage. The accommodation is completed by a modern three-piece family bathroom with a mains shower over the bath. Externally, the rear garden features a patio seating area and a lawned section, offering a pleasant outdoor space. The property is also within walking distance of Nottingham City Hospital and close to local transport and amenities.

TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 12 Months

Furnishing: Unfurnished

EPC Rating: C

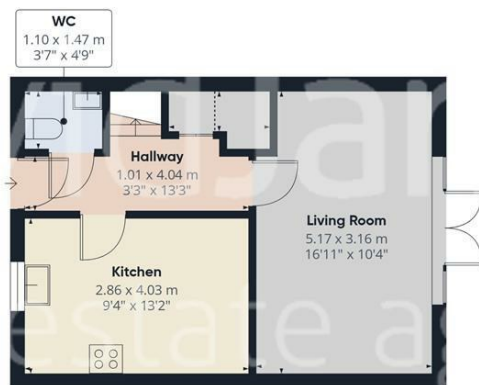
Council Band: B

Pets: Not permitted

- Modern end of terrace house
- Bright and welcoming entrance hall
- Spacious kitchen with built-in appliances
- Generous living room with patio doors to garden
- Convenient ground floor WC
- Three well-proportioned bedrooms, two with fitted wardrobes
- Modern three-piece family bathroom
- Full double glazing and gas central heating
- Rear garden with patio and lawned area
- Within Walking distance of Nottingham City Hospital







Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area⁽¹⁾

69.6 m²
748 ft²

Reduced headroom

0.6 m²
7 ft²

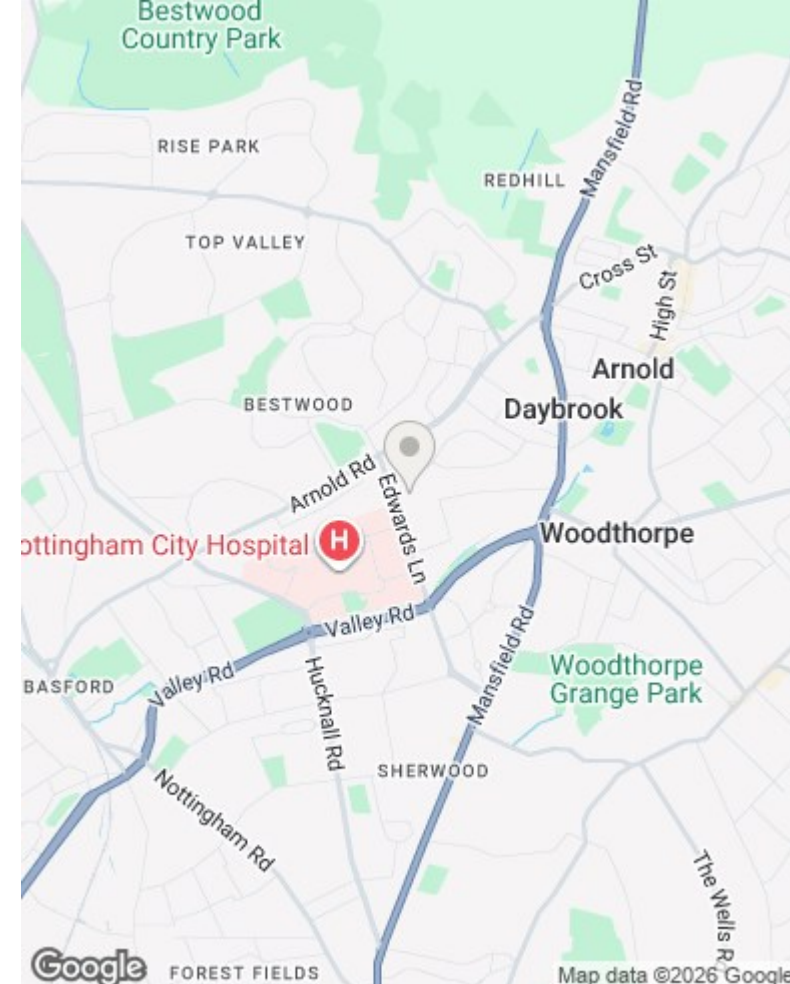
(1) Excluding balconies and terraces

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.

GIRAFFE360



Council Tax Band: B
Nottingham City Council

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).

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**