



3



1



1



DavidJames
the estate agent

Linton Rise, Sneinton, Nottingham, NG3 7DB

£1,000 Per Calendar Month

About This Property

A well-presented end-terrace house with newly fitted carpets throughout. The ground floor comprises a comfortable living room and a kitchen featuring a range of white units and a useful pantry providing additional storage. To the first floor are three well-proportioned bedrooms and a modern shower room.

Outside, the property enjoys an enclosed rear garden, providing a private outdoor space, while the driveway to the front offers convenient off-street parking for up to two cars. The property is ideally positioned for access to a good range of local amenities, with frequent bus links nearby providing easy access to Nottingham City Centre and surrounding areas.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: A



- Well-presented end-terrace house
- Three bedrooms
- Newly carpeted throughout
- Living Room
- Kitchen with white units
- Pantry
- Modern shower room
- Double glazing and gas central heating
- Enclosed rear garden
- Driveway parking for up to two cars







Floor 0



Floor 1



Approximate total area⁽¹⁾

56.1 m²
604 ft²

Reduced headroom

0.9 m²
9 ft²

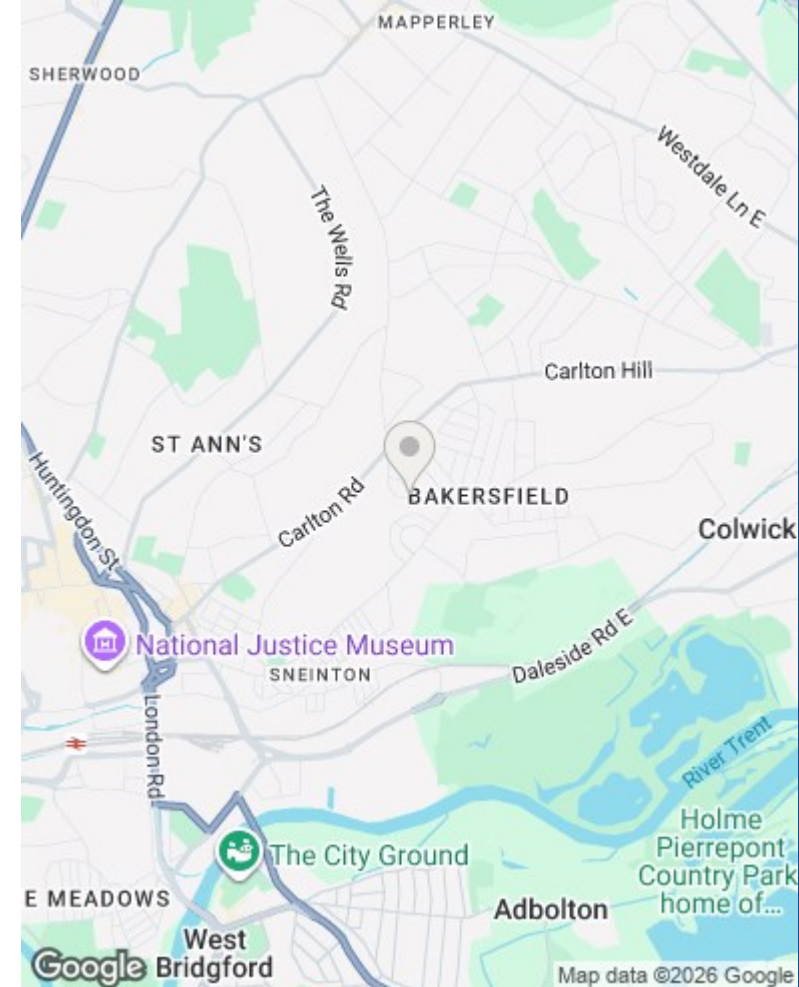
(1) Excluding balconies and terraces

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: A
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

