



 **3**

 **2**

 **1**

 **D**

DavidJames
the estate agent

Alandene Avenue, Watnall, NG16 1HH

£1,200 Per Calendar Month

About This Property

A well-presented and extended semi-detached house close to the M1 motorway and the A610. The property has a lounge, dining room and modern kitchen with appliances. There are three bedrooms and a modern bathroom/Wc to the first floor and a converted loft with pull-down ladder, power and carpets, ideal for use as a study. Outside there is double width block paved forecourt for parking and a landscaped rear garden with raised paved patio and lawned garden.

TENANCY DETAILS

Available From: 28h August 2026

Furnishing: Furnished

EPC Rating: D

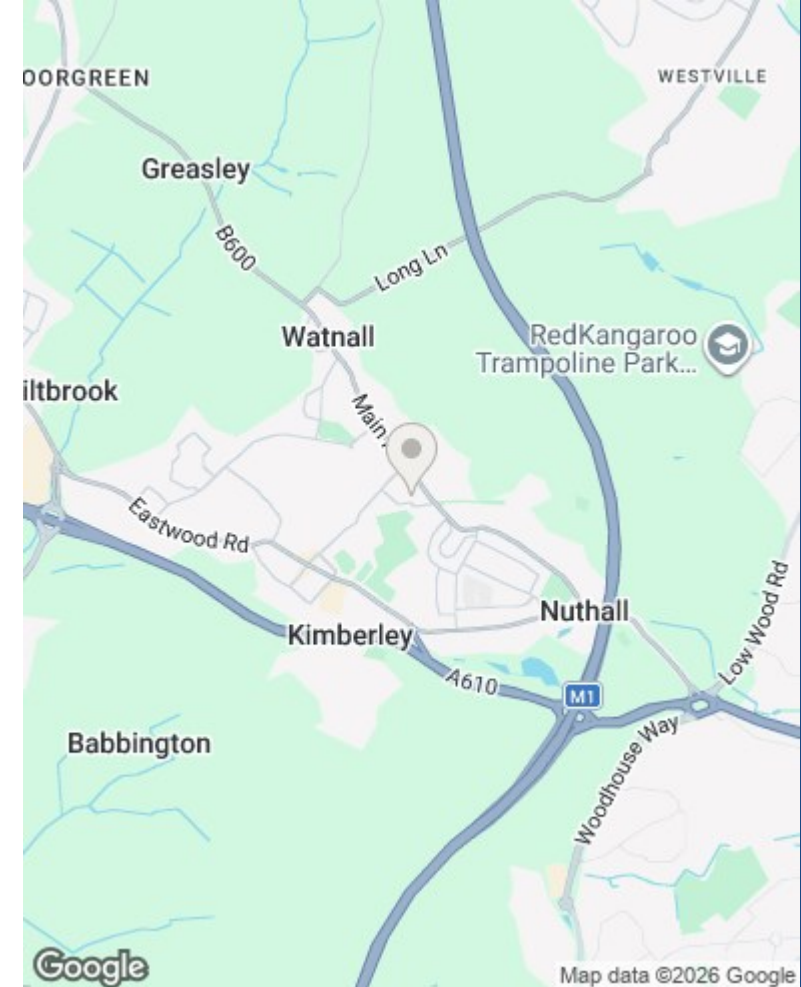
Council Band: B



- Well-presented extended semi-detached house
- Three bedrooms & converted loft
- Lounge with feature fireplace
- Dining room with feature solid-fuel burner
- Stylish kitchen with appliances
- Modern bathroom/Wc with white suite and mains shower
- Combination gas central heating, UPVC double glazing
- Landscaped lawned rear garden with raised patio area
- Double width block paved driveway provides off road parking
- Close to the M1 motorway and the A610







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Council Tax Band: B
Broxtowe Borough Council

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