



DavidJames
the estate agent

Cromford Road, Langley Mill, Nottingham, NG16 4EL

£850 Per Month

About This Property

This well-presented three-bedroom mid-terrace home has been refurbished throughout and offers spacious, versatile accommodation. The property comprises a generous living room leading to a small inner hallway with useful office or storage space beneath the stairs, followed by a separate dining room that provides access to a modern fitted kitchen complete with integrated cooking appliances. A contemporary ground floor bathroom features a shower over the bath. To the first floor are three well-proportioned bedrooms, offering comfortable living space throughout. Externally, the property benefits from an enclosed rear garden with a useful outbuilding located at the bottom of the garden, ideal for storage. Conveniently situated close to local amenities, schools and excellent public transport links.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

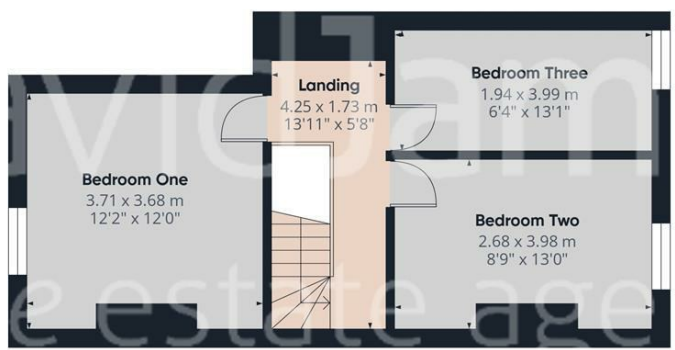
- Mid-terrace house
- Refurbished throughout
- Three bedrooms
- Spacious living room, separate dining room
- Useful office/storage space under stairs
- Modern fitted kitchen with integrated oven and hob
- Ground floor bathroom with shower over bath
- Full double glazing and gas central heating
- Enclosed rear garden with outbuilding
- Close to local amenities and public transport links







Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
77.8 m²
838 ft²

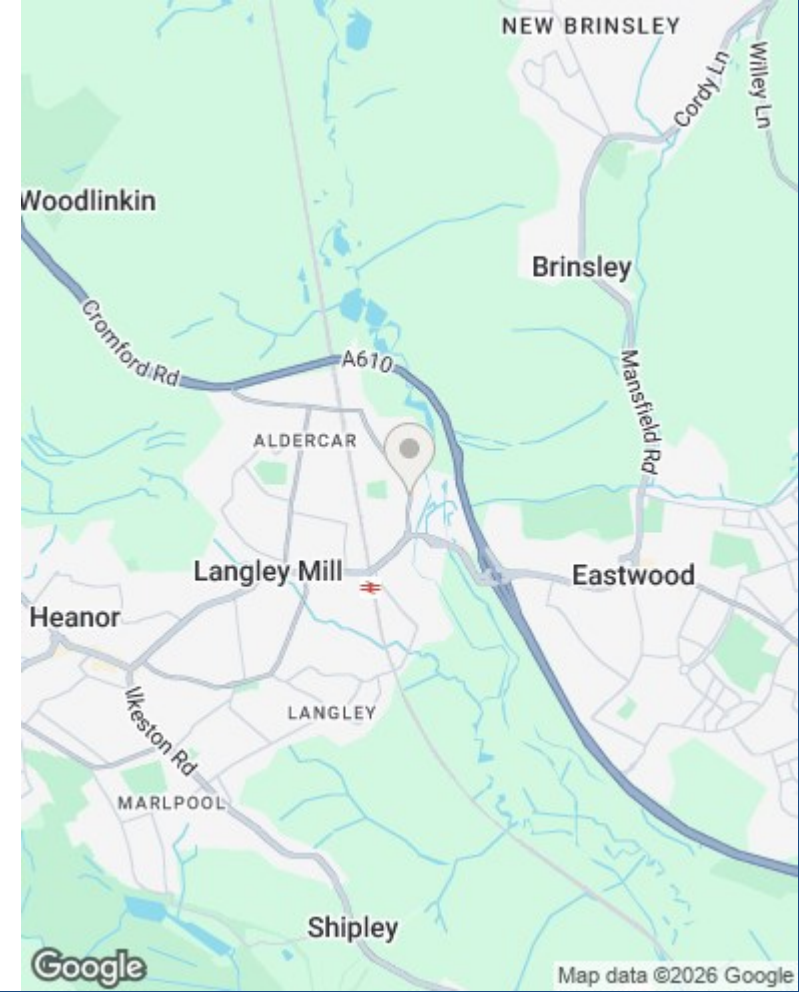
Reduced headroom
1.1 m²
12 ft²

(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



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).

**Council Tax Band: A
Amber Valley Borough Council**

DavidJames
the estate agent

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

