



Eastdale Road, Bakersfield, Nottingham, NG3 7GE

£1,200 Per Calendar Month

DavidJames
the estate agent

About This Property

This traditional bay fronted semi-detached house offers well-presented and spacious accommodation. The property benefits from a lounge featuring a bay window and fireplace, alongside a separate dining room with an exposed brick fireplace, both rooms fitted with new carpets. The kitchen is fitted with a range of white wall and base units providing ample storage and workspace. To the first floor are three bedrooms, comprising two doubles and a single bedroom, together with a bathroom/WC fitted with a white suite and shower over the bath (new bathroom flooring being installed). Externally the property has a driveway providing off street parking, together with enclosed front and rear gardens.

TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: B

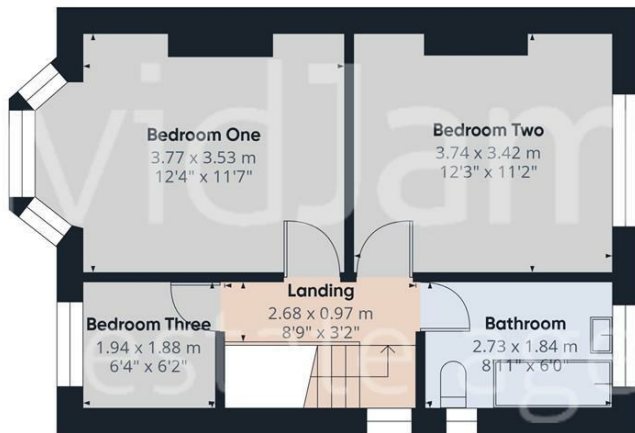
- Traditional bay fronted semi-detached house
- Spacious lounge with bay window and feature fireplace
- Separate dining room with exposed brick fireplace
- Kitchen fitted with white wall and base units
- Three bedrooms (two double bedrooms and one single bedroom)
- Bathroom/WC with white suite
- Full double glazing & gas central heating
- Enclosed front and rear gardens
- Close to local amenities and public transport
- Repainting & works being carried out prior to the start of tenancy







Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area**

80.9 m²

871 ft²

Reduced headroom

0.7 m²

8 ft²

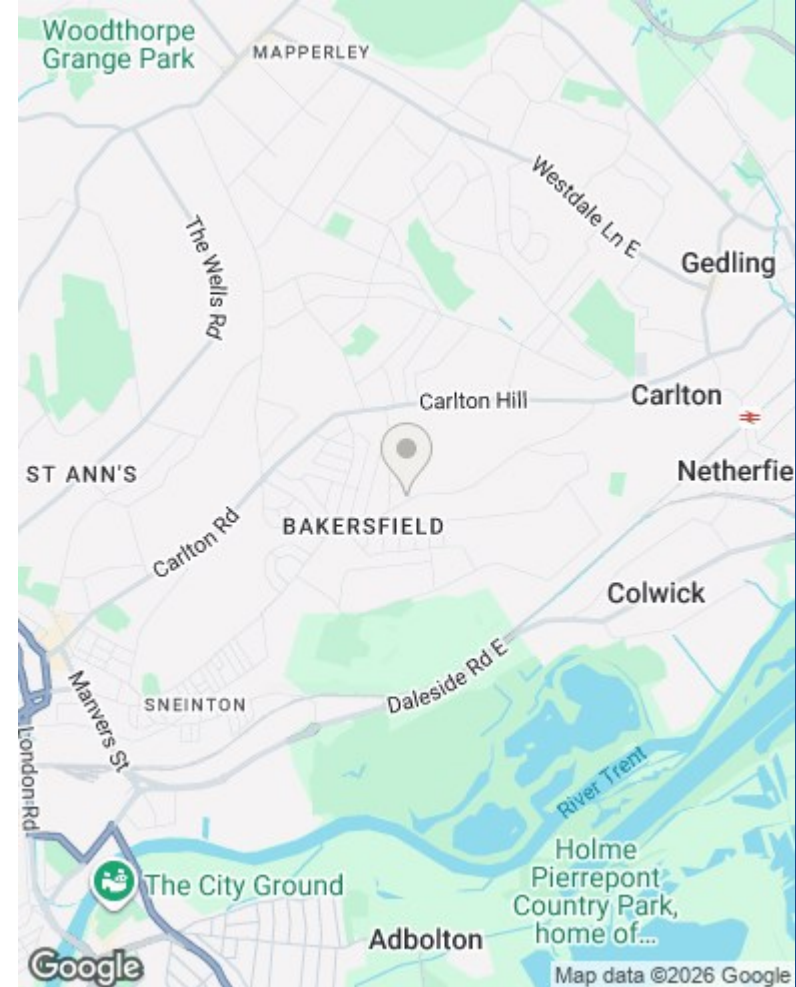
(1) Excluding balconies and terraces

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: B
Nottingham City 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

