



**DavidJames**  
the estate agent

**Burgass Road, Nottingham, NG3 6JL**

**£1,100 Per Month**

# About This Property

Situated in a popular residential location close to a range of local amenities, this beautifully presented two-bedroom semi-detached home has been fully refurbished throughout and offers bright and spacious accommodation. The property comprises a welcoming and generously sized living room which flows through to a separate dining room, creating an excellent space for both relaxing and entertaining. The modern fitted kitchen features integrated hob and oven along with ample storage and worktop space. To the first floor are two well-proportioned double bedrooms and a contemporary three-piece family bathroom complete with shower over the bath. Externally, the property benefits from a driveway providing off-road parking to the front, while the enclosed rear garden offers a patio area and lawn.

## TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

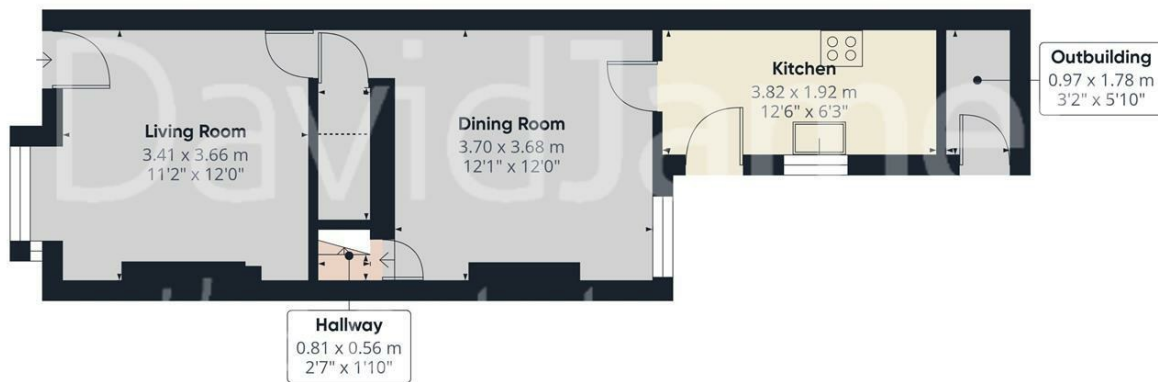
EPC Rating: D

Council Band: A

- Semi-detached property
- Fully refurbished throughout
- Two double bedrooms
- Spacious and bright living room
- Separate dining room
- Modern fitted kitchen with integrated hob and oven
- Contemporary three-piece bathroom suite
- Full double glazing and gas central heating
- Enclosed rear garden with patio and lawn
- Driveway providing off-road parking and close to local amenities and schools







Floor 0



Floor 1



**Approximate total area\***

71 m<sup>2</sup>  
765 ft<sup>2</sup>

**Reduced headroom**

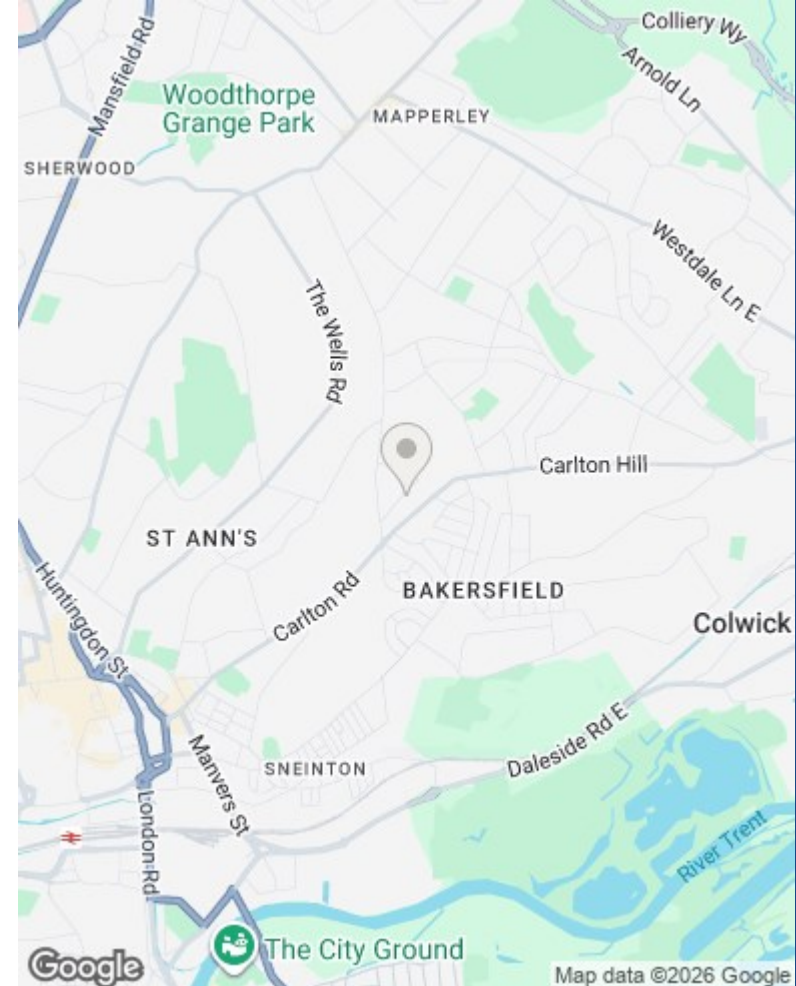
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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.

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**Council Tax Band: A  
Nottingham City Council**

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