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**DavidJames**  
the estate agent

**Bourne Street, Nottingham, NG4 2FJ**

**£950 Per Calendar Month**

# About This Property

Welcome to this well-presented two bedroom Victorian mid-terrace home blending timeless period charm with tasteful modern enhancements, situated in a highly convenient location. Set within close proximity to Netherfield's amenities, schools and excellent transport links to the City Centre, this recently improved home offers both charm and practicality in equal measure.

Inside, the property showcases an array of original period features, carefully preserved to retain the home's historic appeal. A bright and welcoming entrance hall leads to two spacious reception rooms, both filled with natural light. The front lounge boasts a recently replaced carpet, a large bay window, feature fireplace and decorative ceiling rose and coving, all nodding to the home's Victorian heritage. The rear reception room impresses with original chequerboard tiled flooring and a traditional open fireplace, making it an ideal space for dining or relaxed living.

The kitchen is well appointed with shaker-style units, butcher block countertops and classic subway tiling. An adjoining pantry offers extra storage, while the generous utility room to the rear adds convenience with additional workspace and a ground floor WC.

Upstairs, two generously-proportioned double bedrooms await, both with replaced carpets and original period details, including the beautifully preserved wooden balustrade on the landing. The spacious principal bedroom is especially light and airy, featuring dual windows. The bathroom continues the vintage theme with a three-piece suite, traditional green and white subway tiles.

Externally, the property enjoys a private and enclosed rear garden, beginning with a patio area ideal for outdoor dining, and surrounded by fencing for added privacy.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Well-presented and characterful mid-terrace house
- Two spacious double bedrooms
- Neutrally-decorated lounge with large bay window and feature fireplace
- Versatile dining/sitting room with a feature fireplace and chequered tile flooring
- Fitted kitchen with timber worktops and a separate utility space
- Ground floor WC for added convenience
- Period-style bathroom with feature tiling
- Gas central heating, double glazing
- Enclosed low-maintenance rear garden with patio area
- A short walk from Netherfield's amenities and frequent bus services







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**Approximate total area<sup>(1)</sup>**

91.7 m<sup>2</sup>  
986 ft<sup>2</sup>

**Reduced headroom**  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Council Tax Band: A  
Gedling Borough Council**

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