



DavidJames
the estate agent

Manvers Street, Netherfield, Nottingham, NG4 2HL

£875 Per Month

About This Property

A well presented semi-detached house in walking distance of Netherfield's ample amenities and transport links. The property has an entrance hall, lounge with fireplace and dining room with French doors as well as a modern kitchen with integrated oven and hob. To the first floor are two double bedrooms and a stylish shower room/Wc with mains shower whilst outside there is an enclosed lawned garden with patio area.

Available From: NOW
Furnishing: Unfurnished
EPC Rating: D
Council Band: A



- Well presented semi-detached house
- Two double bedrooms
- BRAND NEW CARPETS TO LIVING ROOM, BEDROOMS AND STAIRS
- Entrance hall, lounge with feature fireplace
- Dining room with French doors to the rear garden
- Kitchen with white units and integrated oven, hob and extractor
- Stylish first floor shower room/Wc with main shower
- Gas central heating, UPVC double glazing
- Enclosed lawned garden with patio
- Walking distance to shops and supermarkets, Carlton train station & Victoria Retail Park







Floor 0



Floor 1

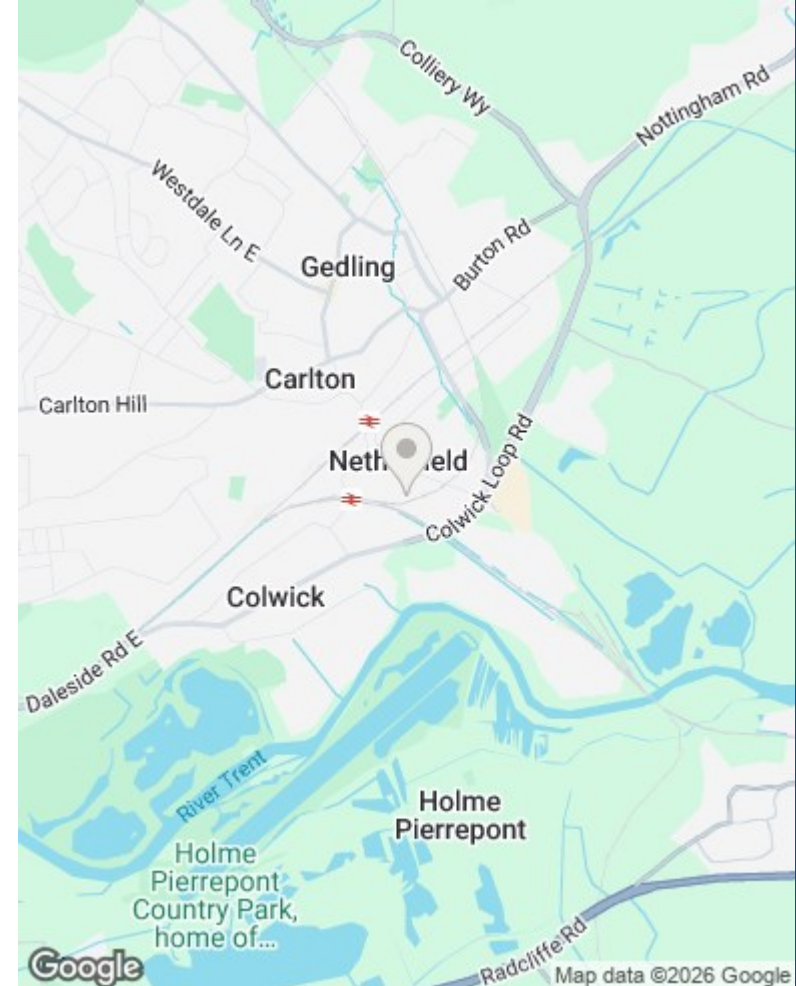


Approximate total area⁽¹⁾
59.36 m²
638.90 ft²

(1) Excluding balconies and terraces

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

naea | propertymark
PROTECTED

