



**DavidJames**  
the estate agent

**Trinstead Way, Bestwood Park, Nottingham, NG5 5SB**

**£975 Per Calendar Month**

# About This Property

This well-presented end-terrace house offers a blend of comfort and convenience. The spacious lounge/dining room, featuring windows to both the front and rear elevations, allows for an abundance of natural light, creating a bright and airy living space and the kitchen is equipped with ample storage and an integrated oven, hob, and extractor fan. Upstairs, there are three bedrooms, including two double bedrooms, and a bathroom fitted with a white suite and an electric shower. Outside, there is an enclosed front garden and a generous rear garden with a patio area and additional lawn space, perfect for outdoor entertaining and family activities. This property is ideally located within walking distance to the City Hospital and is well-served by frequent bus links and a variety of amenities, including schools.

## TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

- A well-presented end-terrace house
- Three bedrooms (including two double bedrooms)
- Spacious lounge/dining room
- Kitchen with ample storage & integrated oven, hob & extractor
- Bathroom/Wc with white suite and electric shower
- Gas central heating
- Double glazing
- Enclose front garden, large rear garden
- Within walking distance to City Hospital
- Frequent bus links and amenities close by







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
74.7 m<sup>2</sup>  
804 ft<sup>2</sup>

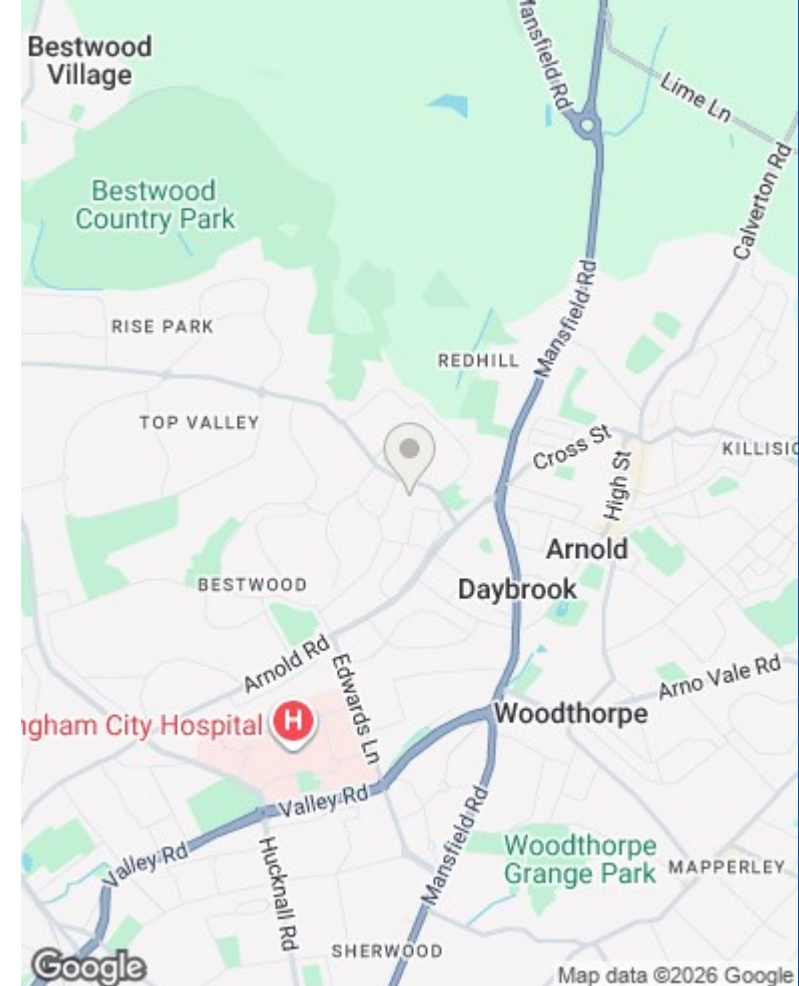
**Reduced headroom**  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

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

