



2



1



1



c

DavidJames
the estate agent

Windermere Road, Nottingham, NG7 6HN

£875 Per Calendar Month



About This Property

Located in the ever-popular Forest Fields area, this well-presented two-bedroom mid-terraced home, provides an ideal blend of comfort and convenience. Recently improved throughout, the property is ready to move into, and would ideally suit those looking to live within easy reach of Nottingham City Centre. Internally, the accommodation is both spacious and thoughtfully laid out. A bright lounge with high ceilings and soft neutral décor welcomes you through the front door, complemented by a large front-facing window and fitted carpet. The separate dining kitchen offers a sociable space, featuring warm wood-effect cabinets, a mottled black worktop, tiled flooring, and cooking appliances. A central breakfast bar enhances the space, and a second door leads to the staircase. A further door gives access to the cellar, which is split into two sections. Upstairs, the property comprises two bedrooms: a generous double room with wooden flooring and original floor tiles, and a second bedroom—also with wooden flooring and original tiles—that overlooks the garden. A well-appointed bathroom features a white three-piece suite, Triton electric shower over the bath, extractor fan and vinyl wood-effect flooring. Externally, there is a low-maintenance rear garden which will be re-paved shortly.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

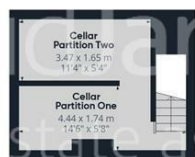
Council Band: D

Pets: Not permitted

- Well-presented terrace house
- Two bedrooms
- Living room
- Spacious kitchen/dining room with breakfast bar and cooker
- First floor bathroom/Wc with white suite & electric shower
- Gas central heating
- UPVC double glazing
- Cellar
- Low maintenance rear garden (to be re-paved shortly)
- Great location for access to Nottingham City Centre







Floor -1



Floor 0



Floor 1

DavidJames
the estate agent

Approximate total area¹⁾

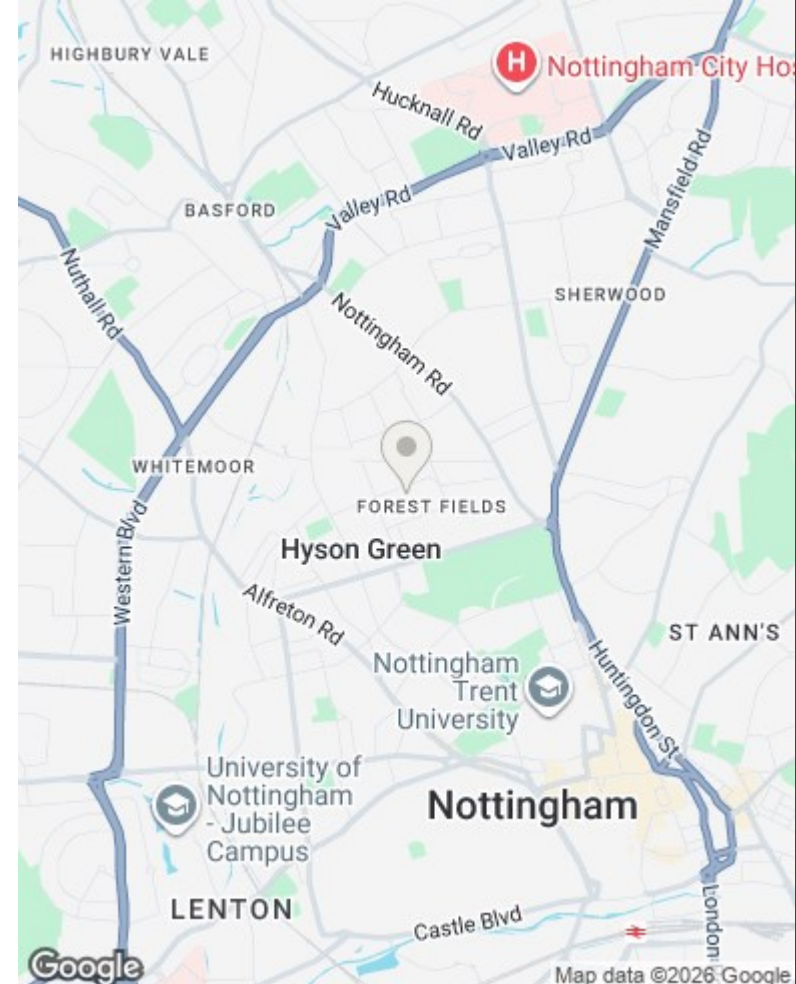
67.5 m²

726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band: A
Nottingham City Council

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).

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

**The Property
Ombudsman**