



DavidJames
the estate agent

Blue Bell Hill Road, Nottingham, NG3 3EF

£1,095 Per Month

About This Property

A two-bedroom semi-detached home conveniently located close to a range of local amenities and public transport. The property features a generous living room, a fitted kitchen with ample cupboard and storage space, and a ground floor bathroom complete with a three-piece suite and shower over the bath. To the first floor are two well-proportioned double bedrooms, together with a useful office space, perfect for home working or study. A second three-piece bathroom with shower over the bath adds further convenience. Externally, the property benefits from a rear garden with a lawn area, providing an excellent space for outdoor enjoyment, while a driveway to the front offers off-road parking.

TENANCY DETAILS

Available From: NOW

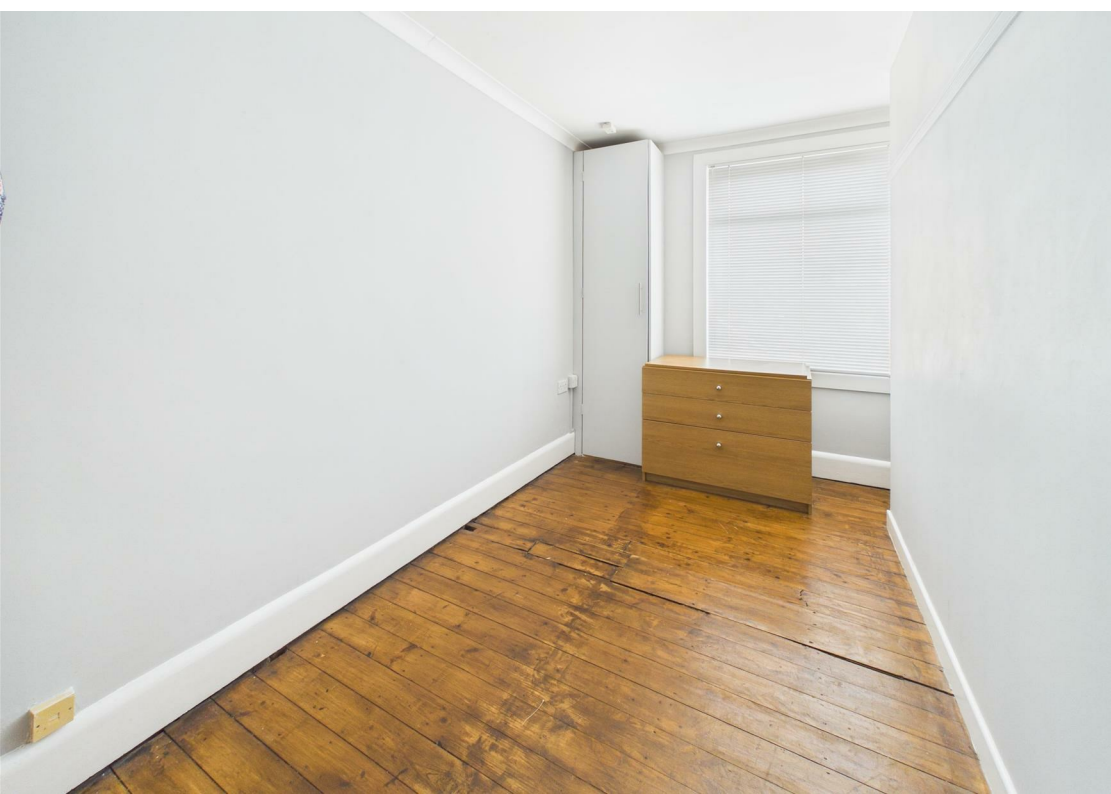
Furnishing: Unfurnished

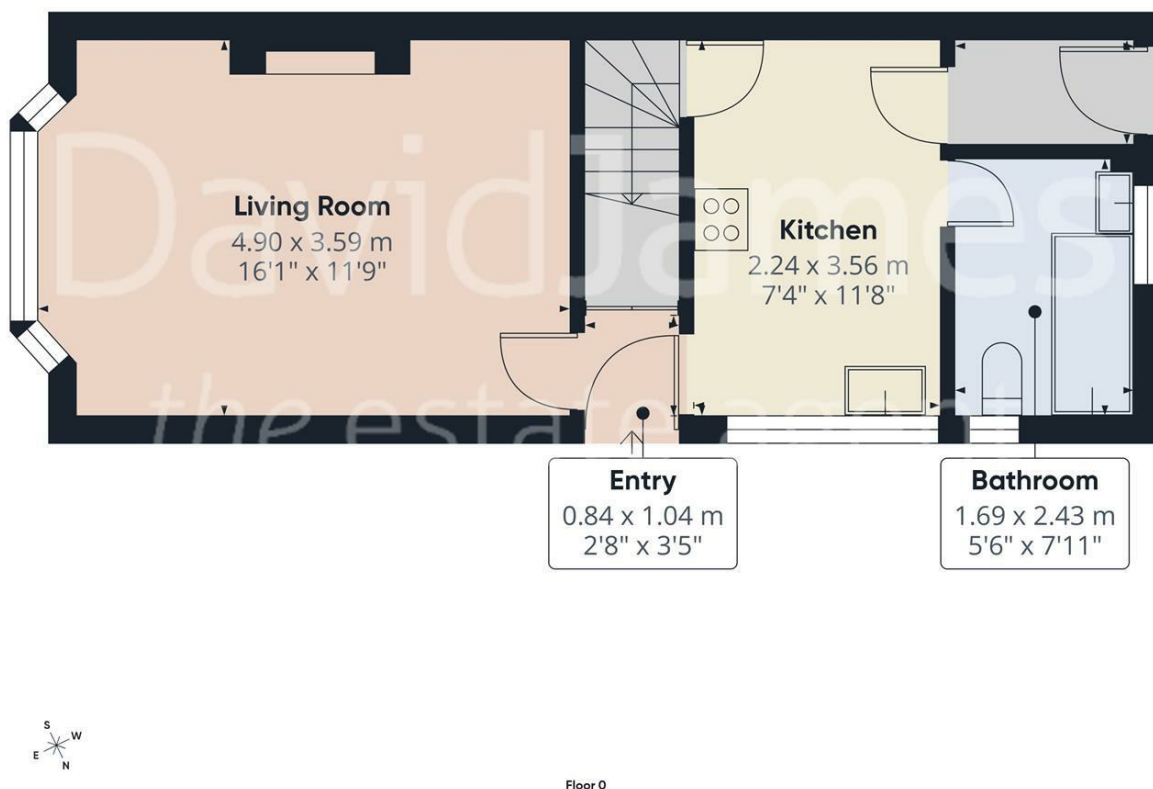
EPC Rating: D

Council Band: A

- Semi-detached house
- Two double bedrooms
- Spacious living room
- Fitted kitchen with ample cupboard space
- Ground floor bathroom with shower over bath
- First floor three-piece bathroom
- Useful office/study space
- Full double glazing and gas central heating
- Rear garden with lawn area
- Driveway providing off-road parking







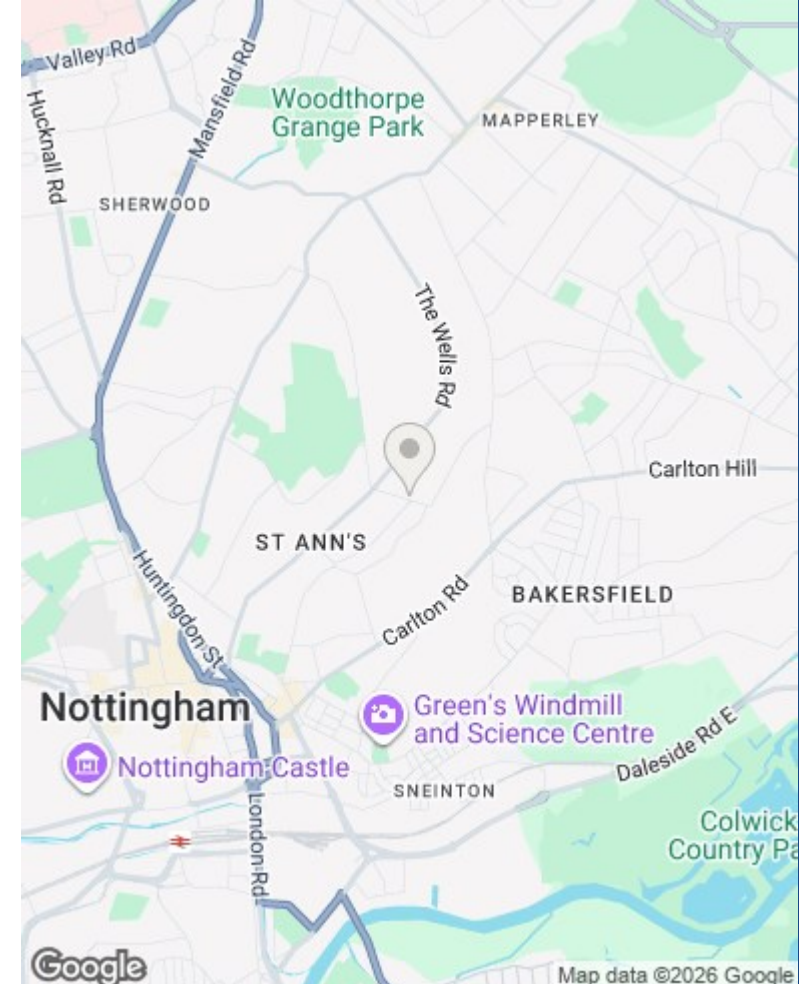
DavidJames
the estate agent

Approximate total area⁽¹⁾
33.9 m²
365 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