



40 Gladstone Street, Nottingham, NG7 6GA

£950 Per month

- Recently Refurbished
- Contemporary Fitted Kitchen
- Cellar
- Close To Local Amenities & Schools
- Council Tax Band A & EPC Rating C
- Two-Bedroom Mid-Terrace Home
- Utility Area
- Excellent Transport Links
- Gas Central Heating & UPVC Double Glazing
- Early Viewing Recommended

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**** COMING SOON, MORE PHOTOS TO FOLLOW****

A beautifully presented two-bedroom mid-terrace property, recently refurbished to a high standard and ideally located on the popular Gladstone Street, just a short distance from Nottingham City Centre.

The accommodation comprises a bright and spacious living room, a modern fitted kitchen, separate utility area, two well-proportioned bedrooms, and a stylish contemporary bathroom. The property also benefits from a useful cellar for additional storage, gas central heating, UPVC double glazing, and an enclosed rear courtyard.

Finished in neutral décor throughout, this home is ready to move straight into and offers comfortable, low-maintenance living.

Ideally situated close to local shops, cafes, schools, and excellent transport links, including tram and bus services, the property is also within easy reach of Nottingham Trent University, the University of Nottingham, Queen's Medical Centre, and the City Centre.

An ideal home for professionals, couples, or a small family looking for a high-quality rental property in a convenient location.

Early viewing is highly recommended.



Council Tax Band: A

Property Description

This well-presented two-bedroom mid-terrace property on the popular Gladstone Street has been recently refurbished to a high standard, offering modern and comfortable accommodation throughout.

The ground floor comprises a bright and spacious living room, a contemporary fitted kitchen with ample storage and worktop space, and a separate utility area. The property also benefits from a useful cellar, providing additional storage.

To the first floor are two well-proportioned bedrooms and a stylish modern bathroom, all finished to a high standard with neutral décor throughout.

Additional features include gas central heating, UPVC double glazing, and an enclosed rear courtyard.

Conveniently located within easy reach of Nottingham City Centre, Nottingham Trent University, the University of Nottingham, Queen's Medical Centre, and a range of local amenities. Excellent transport links, including nearby tram and bus services, make this an ideal home for professionals, couples, or small families.

Available to let, this recently refurbished property is ready to move into and offers a great combination of character, modern finishes, and a convenient location.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

