



**DavidJames**  
the estate agent

**Harcourt Terrace, Nottingham, NG3 1GW**

**£1,000 Per Month**

# About This Property

A well-presented part furnished three storey mid-terraced house ideally located within walking distance of Nottingham City Centre, offering spacious and versatile accommodation throughout. The ground floor comprises a welcoming lounge with a feature fireplace, creating a cosy living space, alongside a separate dining room that flows seamlessly into a modern kitchen. The kitchen is fitted with contemporary units and includes a fridge freezer, washing machine, and integrated oven and hob. To the upper floors, the property boasts three generously sized double bedrooms arranged over two levels. These are complemented by a stylish and modern shower room/WC. Externally, there is a small private rear yard, offering a low-maintenance outdoor space. This property combines character features with modern conveniences in a highly convenient location.

## TENANCY DETAILS

Available From: NOW

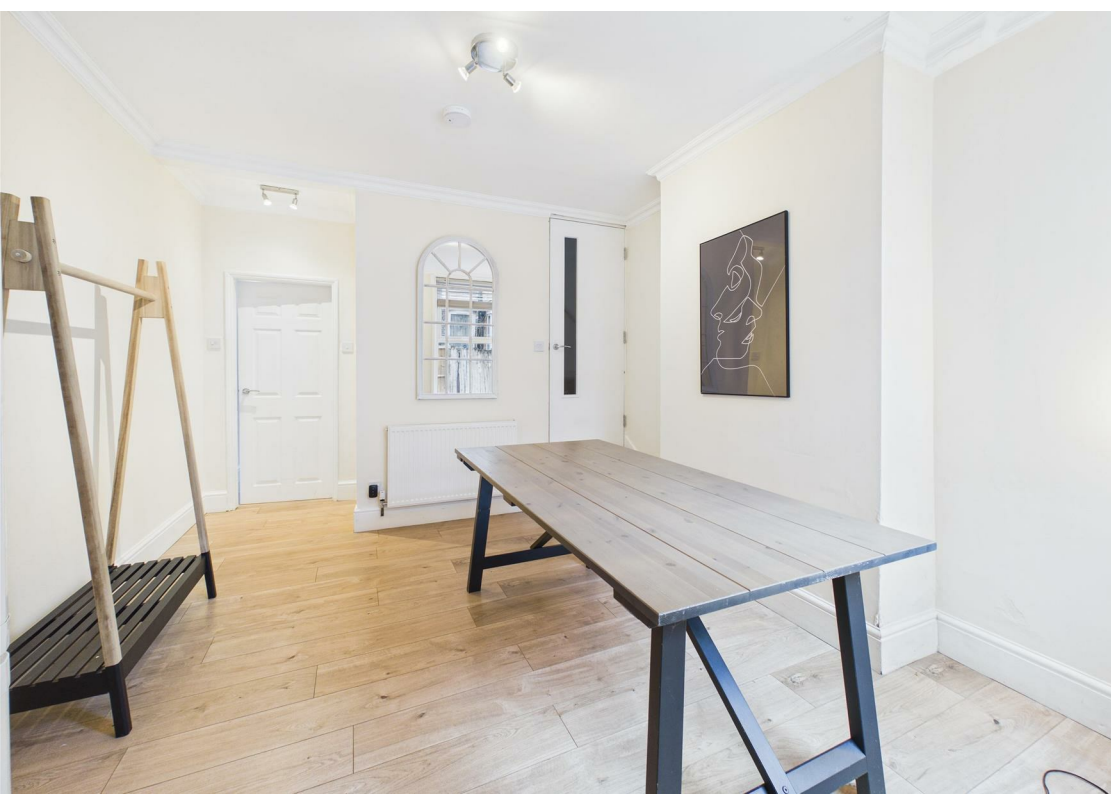
Furnishing: Part-furnished

EPC Rating: D

Council Band: A

- Period style three storey mid terraced house
- Three double bedrooms set over two floors
- Part-furnished
- Carpets to be replaced throughout
- Lounge and separate dining room
- Kitchen with appliances
- Modern shower room/Wc to the first floor
- UPVC double glazing, gas central heating
- Rear yard
- Within walking distance of Nottingham City Centre



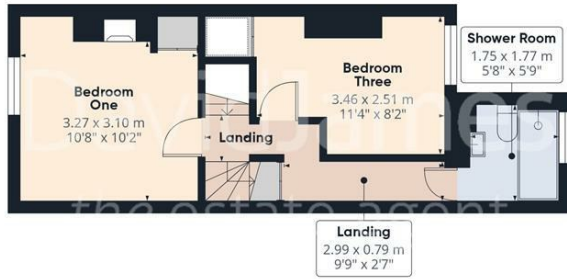




Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
84.7 m<sup>2</sup>  
909 ft<sup>2</sup>

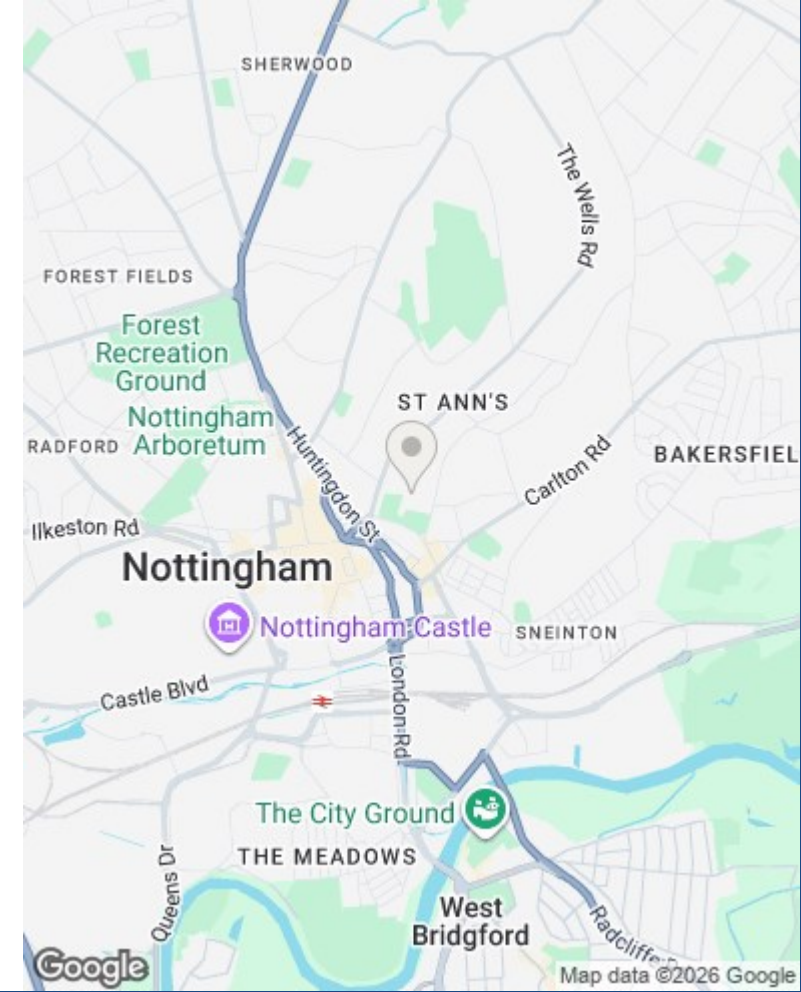
Reduced headroom  
5.5 m<sup>2</sup>  
59 ft<sup>2</sup>

(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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