



Greenford Close, Nuthall, Nottingham, NG16 1RH

DavidJames
the estate agent

£1,300 Per Month

About This Property

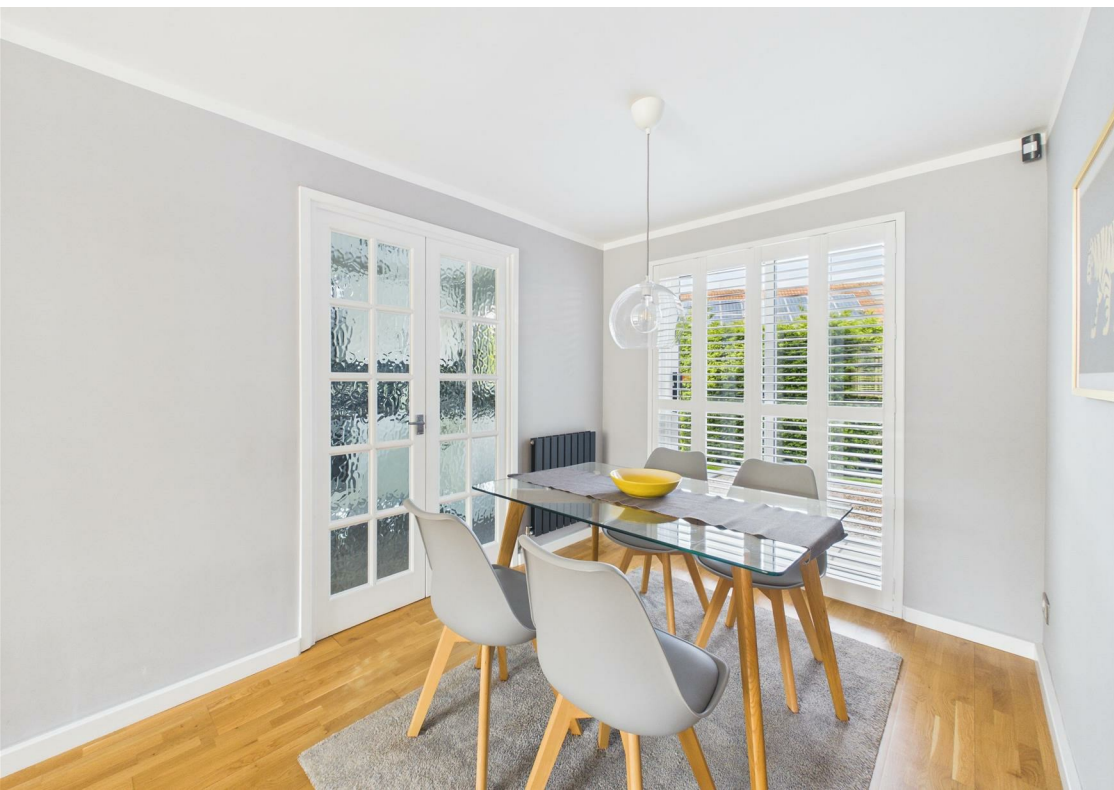
Situated on a popular residential estate in Nuthall, this superbly presented part-furnished three bedroom detached home occupies a generous corner plot and offers spacious accommodation. The property briefly comprises an entrance hallway, downstairs WC, a bright and spacious lounge/diner with sliding patio doors opening onto the private rear garden, and a modern fitted kitchen featuring a range of wall and base units, electric oven, four ring gas hob with extractor, integrated fridge freezer and dishwasher. To the first floor are three well-proportioned bedrooms and a contemporary three piece family bathroom with shower over bath. Outside, the home benefits from a private enclosed rear garden with patio and lawn area, driveway parking and a garage to the front. Perfectly positioned for commuters and families alike, the property enjoys excellent transport links via the A610 and M1, with nearby bus and tram routes providing easy access into Nottingham and surrounding areas. A local shopping precinct is also conveniently located within the estate, offering a range of everyday amenities.

TENANCY DETAILS

Available From: NOW
Furnishing: Unfurnished
EPC Rating: D
Council Band: C

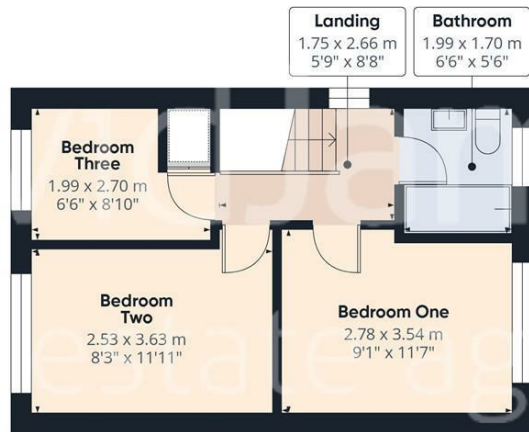
- Detached house on popular Nuthall residential estate
- Spacious lounge/diner with patio doors
- Modern fitted kitchen with integrated appliances
- Downstairs WC
- Three bedrooms
- Contemporary bathroom with shower over bath
- Full double glazing & gas central heating
- Private enclosed rear garden
- Driveway and garage
- Excellent transport links to Nottingham, A610 and M1







Floor 0 Building 1



Floor 1 Building 1

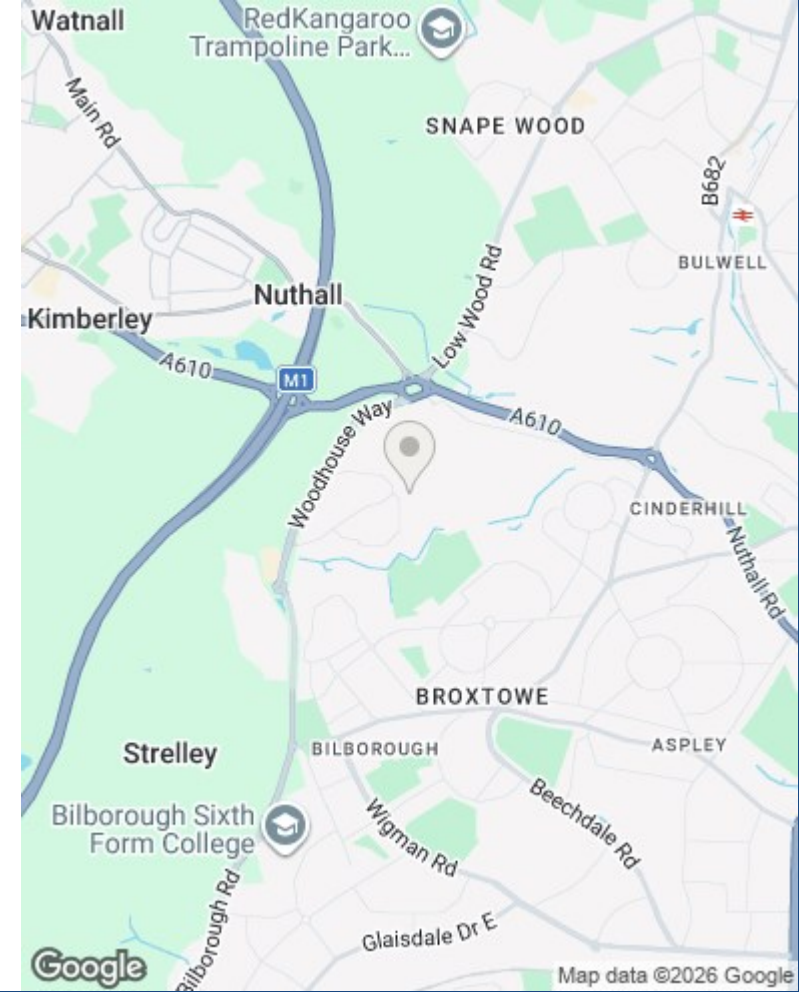


Approximate total area⁽¹⁾
66.8 m²
719 ft²

(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



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).

Council Tax Band: C
Broxtowe Borough Council

DavidJames
the estate agent

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

