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DavidJames
the estate agent

Lamcote Grove, Nottingham, NG2 2GY

£995 Per Month

About This Property

This well-presented three-storey terraced house has been recently redecorated throughout and benefits from brand new carpets, offering a fresh and modern feel. The ground floor comprises a comfortable living room and a fitted kitchen complete with integrated cooking appliances. To the first floor, there are two bedrooms alongside a contemporary three-piece family bathroom featuring a shower over the bath. The second floor hosts a further spacious bedroom, ideal as a main bedroom or home office. Externally, the property offers a private, low maintenance rear garden. Conveniently located close to local amenities and with excellent access to public transport links.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: C

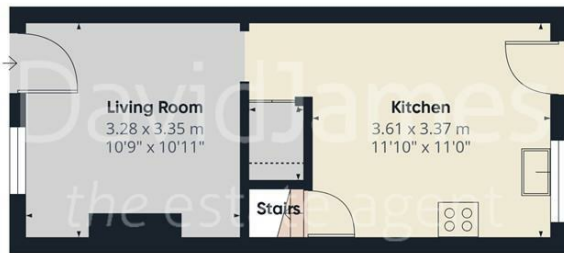
Council Band: A



- Terraced house arranged over three storeys
- Freshly redecorated and new carpets throughout
- Three bedrooms (two on the first floor, one on the second floor)
- Bright and airy living room
- Modern dining kitchen with integrated cooking appliances
- Contemporary first-floor three-piece bathroom with shower over bath
- Full double glazing & gas central heating (radiators with new Thermostatic Radiator Valves)
- Many sockets upgraded to USB enabled ones
- Private, low maintenance rear garden
- Close to local amenities, public transport links and a 25-minute walk to Nottingham City Centre



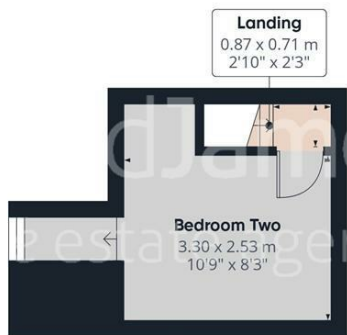




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
61.1 m²
659 ft²

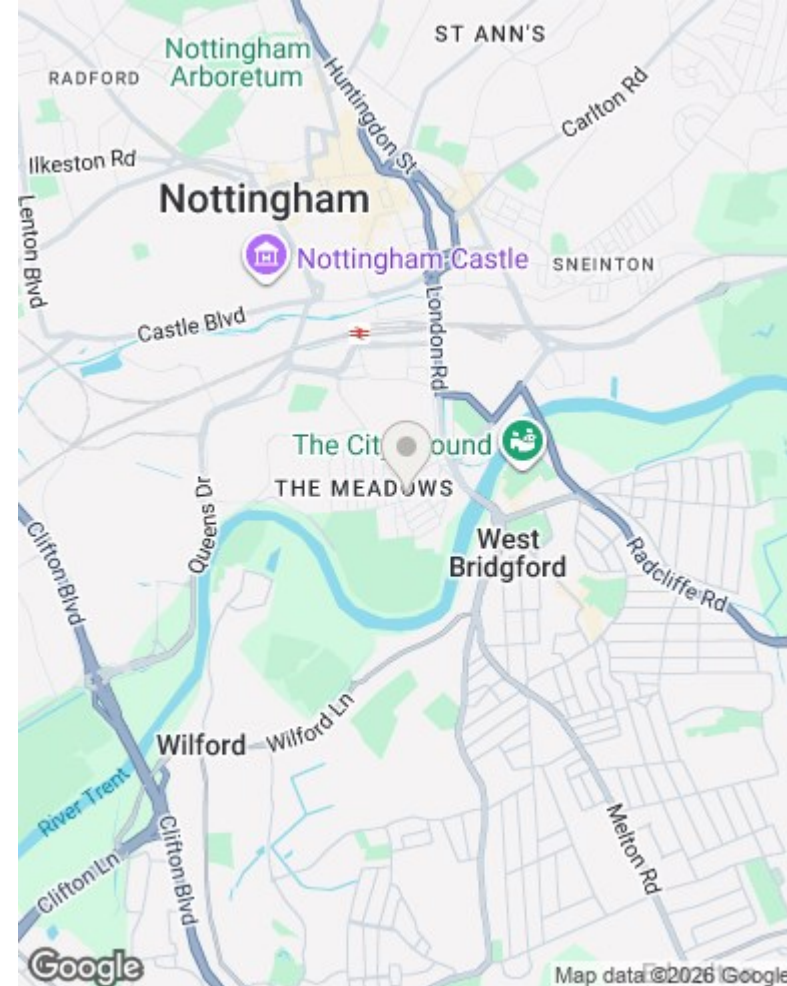
Reduced headroom
0.6 m²
6 ft²

(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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