



**DavidJames**  
the estate agent

**Nottingham Road, Nottingham, NG7 7AH**

**£475 Per Calendar Month**



# About This Property

**PROFESSIONAL HOUSE SHARE:** One double bedroom available in a DASH accredited fully furnished substantial semi-detached house.

The first floor bedroom has a double bed with wardrobe, drawers and a fridge/freezer. The rent is inclusive of ALL bills

The property has a communal lounge/dining room, kitchen, and two bathrooms across both floors. There is a beautiful garden to the rear of the property which is available for use by all tenants.

A fortnightly cleaner is provided for all communal rooms & areas and a gardener also attends when required.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

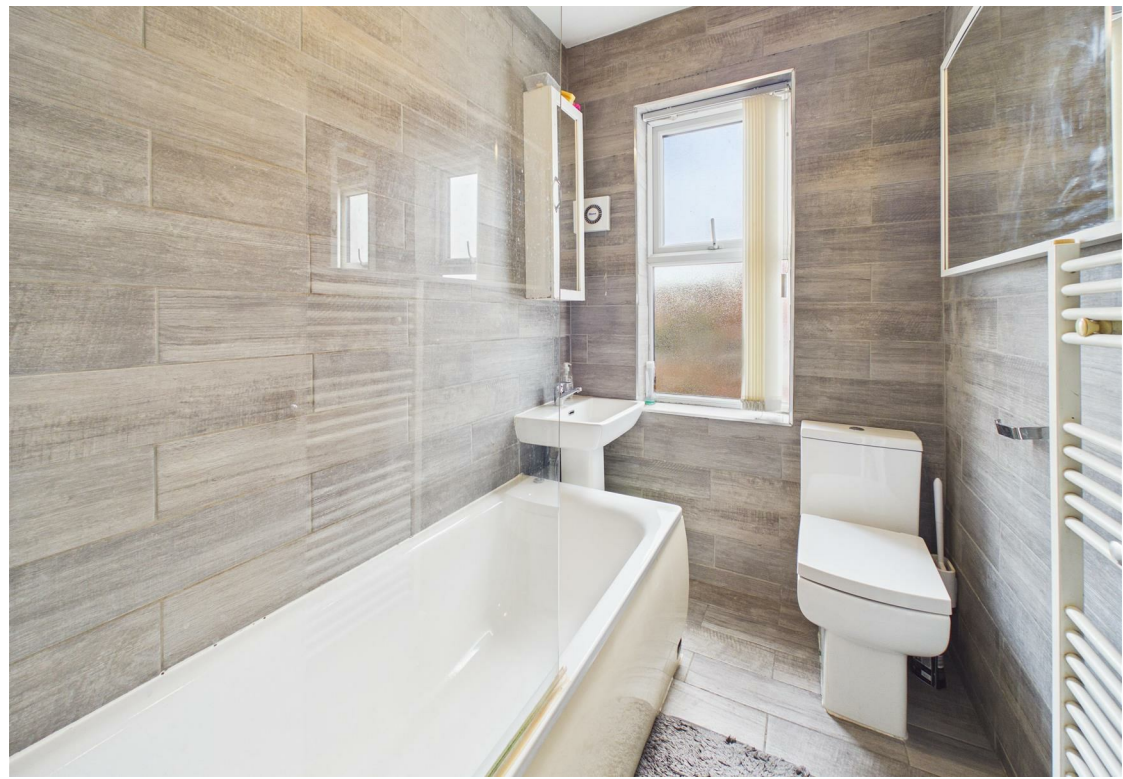
EPC Rating: D

Pets: Not permitted

Bills: INCLUDED



- Professional house share in a semi detached house
- Fully furnished and inclusive of all bills
- First floor double bedroom with a bed, drawers and wardrobe
- Communal lounge, kitchen and two bathrooms
- Full double glazing and gas central heating
- Rear garden available to all tenants
- Fortnightly cleaner for all communal rooms and areas
- Bus links to the City Centre on the doorstep









**Room**  
3.95 x 3.45 m  
12'11" x 11'3"

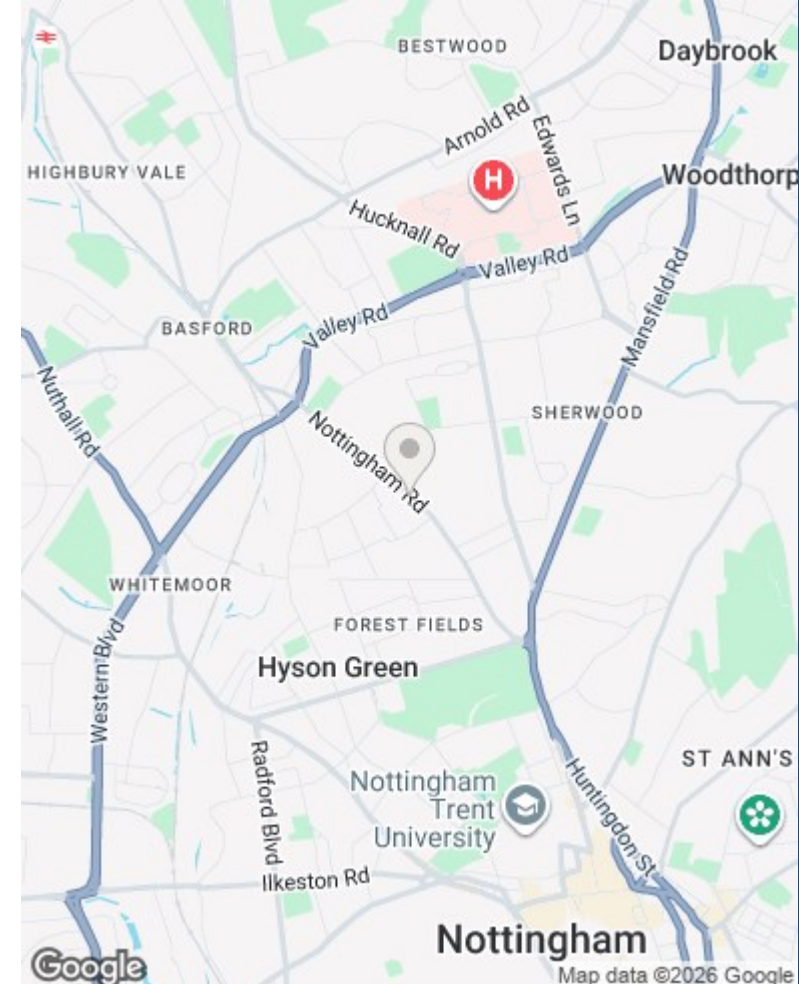
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Approximate total area<sup>(1)</sup>  
13.3 m<sup>2</sup>  
143 ft<sup>2</sup>

(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: Exempt**

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**PROTECTED**

**The Property  
Ombudsman**

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