



**DavidJames**  
the estate agent

**Loughborough Avenue, Nottingham, NG2 4LP**

**£900 Per Calendar Month**



# About This Property

This refurbished mid-terraced house is pleasantly positioned on a quiet no-through road, within walking distance of Nottingham City Centre and close to a wide range of local amenities and transport links. Finished to a high standard throughout, the property benefits from added insulation to achieve an improved EPC rating of C, along with a brand new boiler and modern fixtures throughout. The accommodation comprises a welcoming living room and a stylish open plan kitchen/diner fitted with new contemporary kitchen units. To the first floor are two well-proportioned bedrooms, served by a modern bathroom/WC featuring an electric shower over the bath. Outside, the property enjoys an enclosed, low-maintenance rear garden, providing a private outdoor space to relax. This well-presented home is ideally suited to professionals or couples seeking a quality home in a convenient location close for the city.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

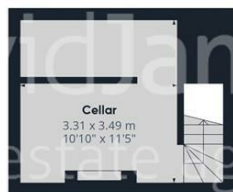


- Refurbished mid-terraced house finished to a high standard
- Two well-proportioned bedrooms
- Comfortable living room and an open plan kitchen/diner with brand new fitted kitchen units
- First-floor bathroom/WC with electric shower over bath
- Cellar for additional storage
- Improved EPC rating (C) with added insulation and brand new boiler
- Enclosed, low-maintenance rear garden
- Quiet no-through road location
- Walking distance to Nottingham City Centre
- Close to local amenities and transport links









Floor -1



Floor 0



Floor 1

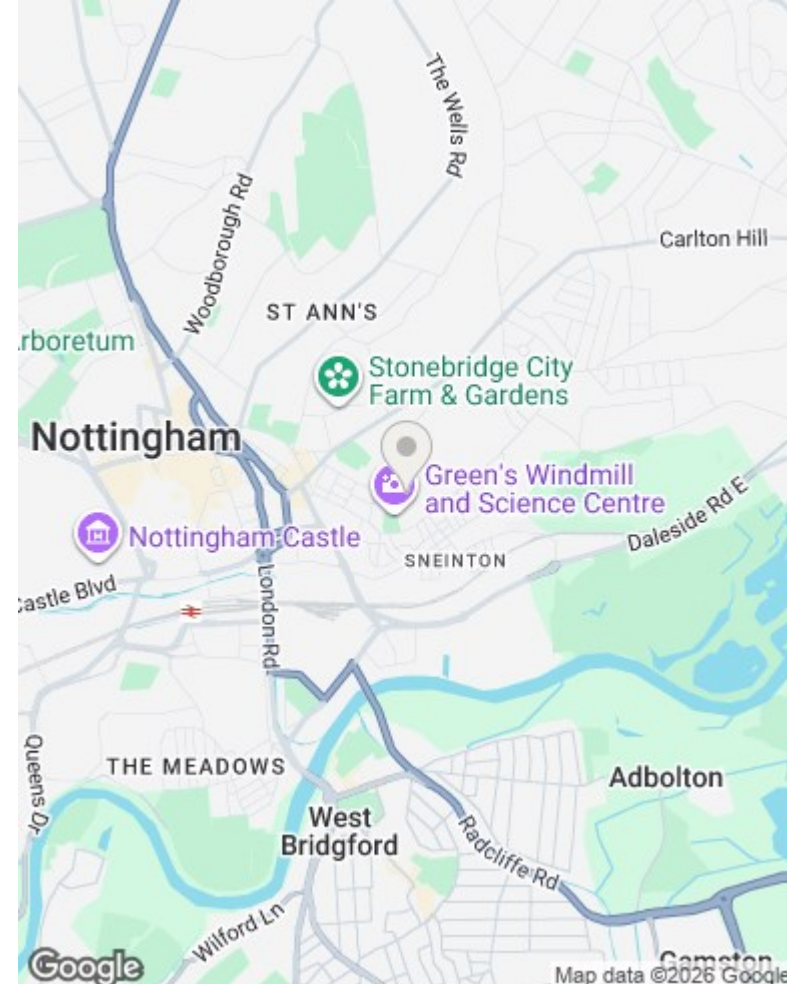


Approximate total area<sup>(1)</sup>  
65.6 m<sup>2</sup>  
706 ft<sup>2</sup>

(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.

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**Council Tax Band: A**  
**Nottingham City Council**

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