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**DavidJames**  
the estate agent

**Blackrod Close, Toton, Nottingham, NG9 6GQ**

**£1,100 Per Month**

# About This Property

Situated in a quiet cul-de-sac location in the highly sought-after area of Toton, this spacious three-bedroom home offers well-presented accommodation. The property features a generous lounge with access to the low-maintenance rear garden. The modern fitted kitchen provides ample storage and workspace, and includes an integrated oven and gas hob, while the ground floor also benefits from a convenient WC. To the first floor are three well-proportioned bedrooms, including a spacious main bedroom with a useful dressing area, along with a three piece bathroom, with electric shower over the bath. Positioned close to excellent local amenities, reputable schools, transport links and the A52, this property combines comfortable living with a convenient location.

## TENANCY DETAILS

Available From: 7th August 2026

Furnishing: Unfurnished

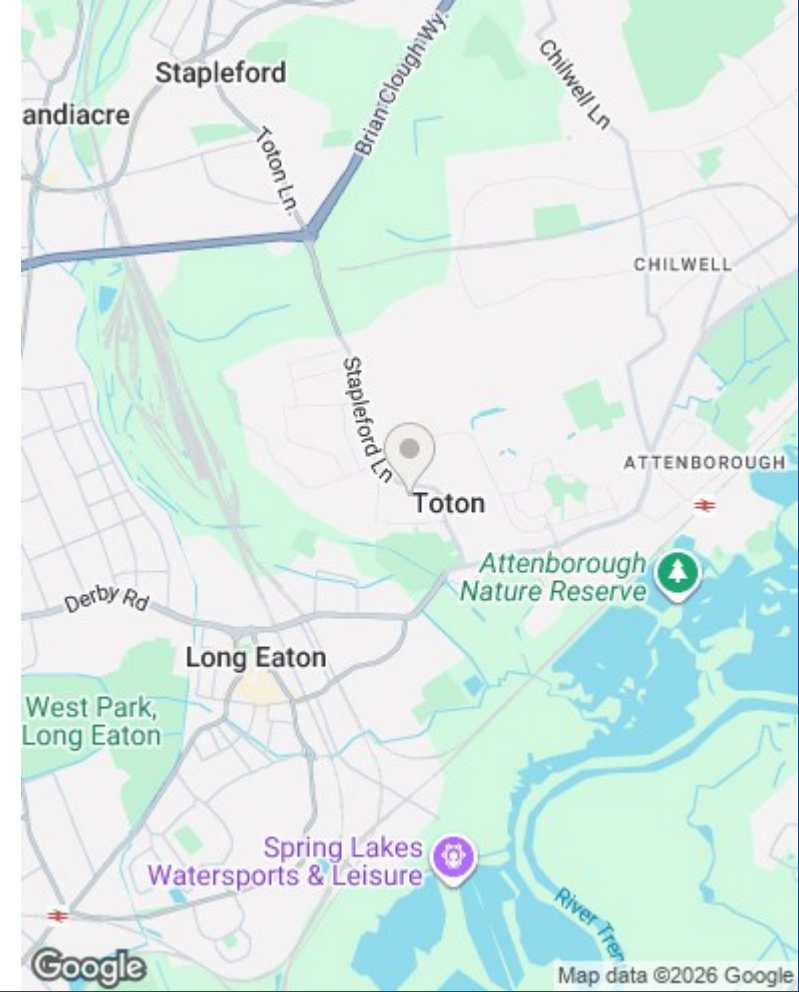
EPC Rating: D

Council Band: B

- Spacious end terrace house located in a quiet cul-de-sac
- Lounge with garden access
- Fitted kitchen with oven, gas hob and fridge freezer
- Ground floor WC
- Three bedrooms
- Main bedroom with dressing area
- Full double glazing & gas central heating
- Low maintenance rear garden
- Transport links and local amenities nearby







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**Council Tax Band: B**  
**Broxtowe Borough Council**

**DavidJames**  
*the estate agent*

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