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DavidJames
the estate agent

Port Arthur Road, Nottingham, NG2 4GB

£1,000 Per Month

About This Property

A well-presented three-storey end-terrace property, ideally situated close to Nottingham City Centre and excellent local transport links. The accommodation is arranged over three floors and offers versatile living space. The ground floor comprises a welcoming lounge/dining room, providing a comfortable space, along with a fitted kitchen incorporating an integrated oven, hob and extractor. A convenient ground floor WC completes this level. To the first floor is a spacious double bedroom, together with an office/store room offering useful additional space for working from home, storage or a variety of other purposes. The family bathroom is also located on this floor and benefits from a shower over the bath.

The second floor provides two further bedrooms. Externally, the property benefits from a rear patio area, providing a low-maintenance outdoor space. The property is conveniently located for Nottingham City Centre, with a range of shops, amenities and leisure facilities within easy reach, as well as excellent local transport connections.

TENANCY DETAILS

Available From: NOW

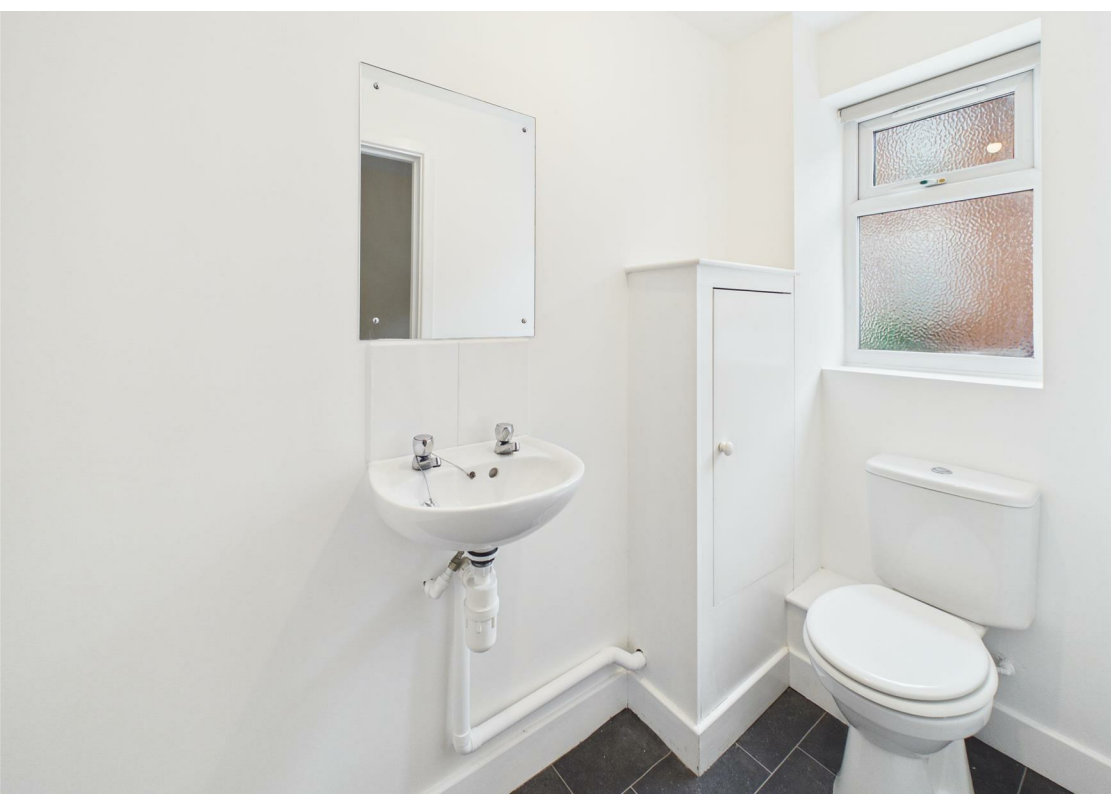
Furnishing: Unfurnished

EPC Rating: D

Council Band: A

- Three-storey end-terrace property
- Lounge/dining room
- Fitted kitchen with integrated oven, hob and extractor
- Ground floor WC
- Three bedrooms
- Useful office/store room
- Bathroom with shower over bath
- Full double glazing and electric central heating
- Rear patio area
- Close to Nottingham City Centre



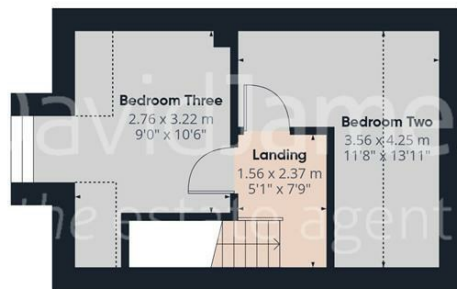




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

91.6 m²
986 ft²

Reduced headroom

6.1 m²
65 ft²

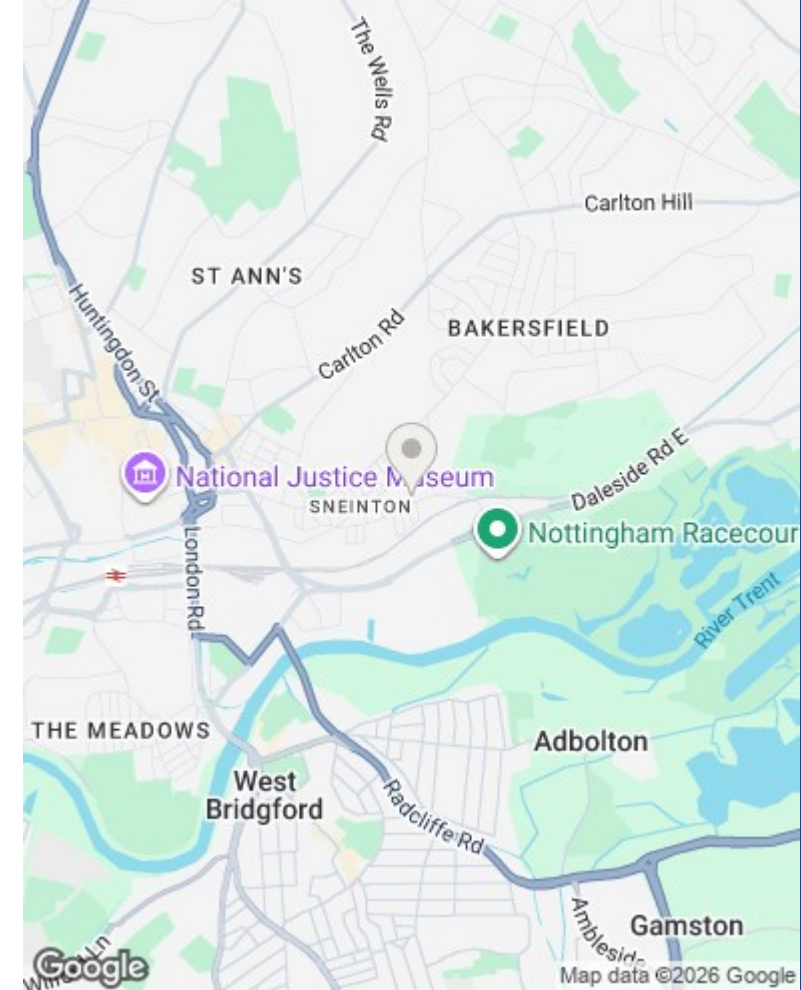
(1) Excluding balconies and terraces

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.

GIRAFFE360



Council Tax Band: B
Nottingham City Council

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