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**DavidJames**  
the estate agent

**Weaving Gardens, Nottingham, NG5 3JH**

**£1,250 Per Month**

# About This Property

This modern three-bedroom end-of-terrace home offers bright, well-proportioned accommodation ideal for families. Upon entering the property you are welcomed by a bright and inviting entrance hall that leads through to a spacious, contemporary kitchen fitted with a range of modern units and integrated appliances, providing an excellent space for everyday cooking and dining. To the rear of the property is a generously sized living room filled with natural light, featuring patio doors that open directly onto the rear garden. The ground floor also benefits from a convenient WC. Upstairs, the property offers three well-proportioned bedrooms, two of which include fitted wardrobes providing useful built-in storage. The accommodation is completed by a modern three-piece family bathroom with a mains shower over the bath. Externally, the rear garden features a patio seating area and a lawned section, offering a pleasant outdoor space. The property is also within walking distance of Nottingham City Hospital and close to local transport and amenities.

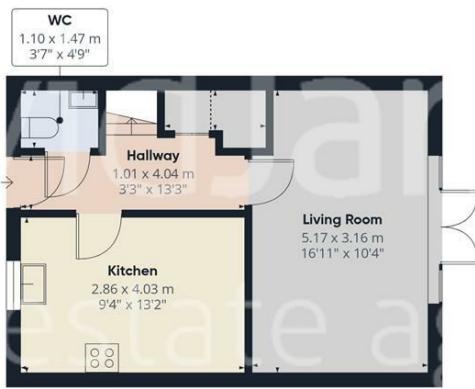
## TENANCY DETAILS

Available From: NOW  
Furnishing: Unfurnished  
EPC Rating: C  
Council Band: B

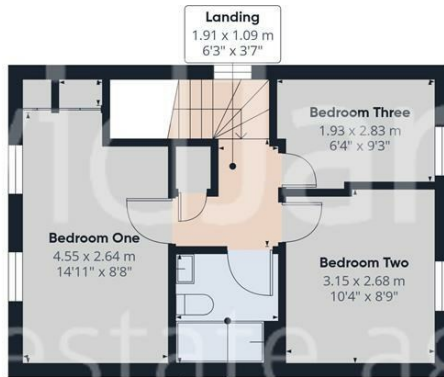
- Modern end of terrace house
- Bright and welcoming entrance hall
- Spacious kitchen with built-in appliances
- Generous living room with patio doors to garden
- Convenient ground floor WC
- Three well-proportioned bedrooms, two with fitted wardrobes
- Modern three-piece family bathroom
- Full double glazing and gas central heating
- Rear garden with patio and lawned area
- Within Walking distance of Nottingham City Hospital







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
69.6 m<sup>2</sup>  
748 ft<sup>2</sup>

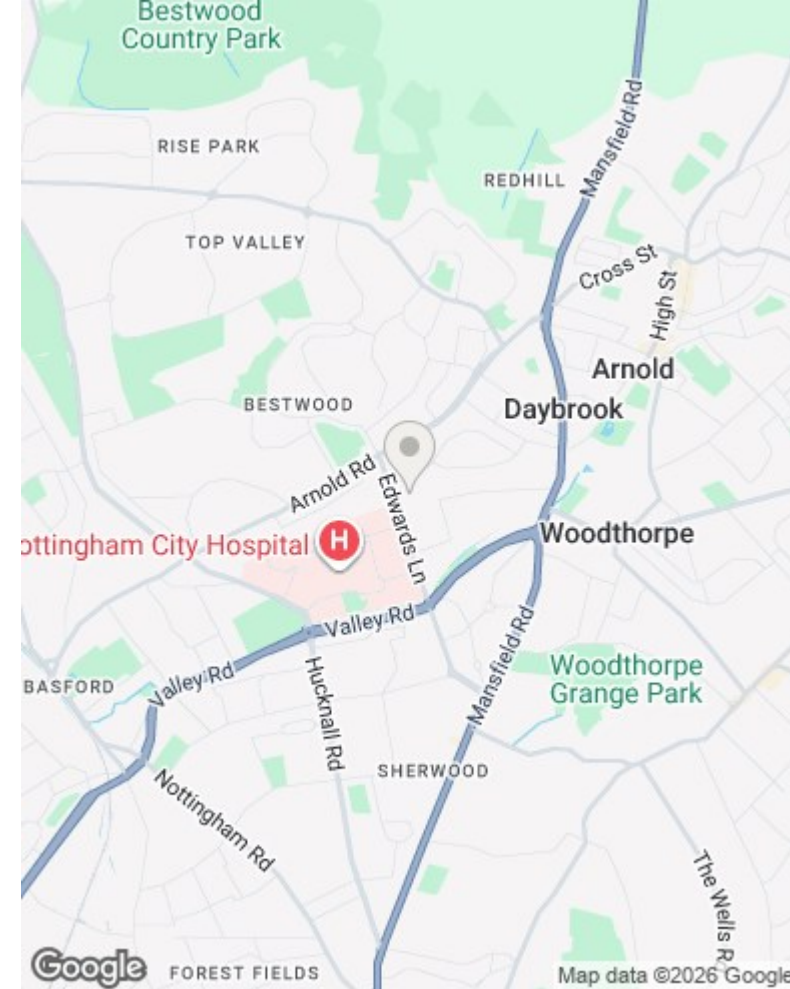
**Reduced headroom**  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(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: B**  
**Nottingham City Council**

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