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**DavidJames**  
the estate agent

**Andover Road, Nottingham, NG5 5FF**

**£995 Per Month**

# About This Property

This well-presented three-bedroom mid-terrace home is ideally located close to Nottingham City Hospital. The property features a living room with a feature fireplace, creating a warm and welcoming space. To the rear, the kitchen benefits from an integrated oven and hob, ample dining space, and patio doors opening onto the rear garden, providing plenty of natural light. Upstairs, there are three well-proportioned bedrooms and a family bathroom fitted with a white suite and shower over the bath. Externally, the property enjoys a large enclosed rear garden with both patio and lawn areas, while a driveway to the front provides convenient off-road parking. Situated within easy reach of local amenities, schools, transport links and Nottingham City Centre, this property offers comfortable living in a sought-after location.

## TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

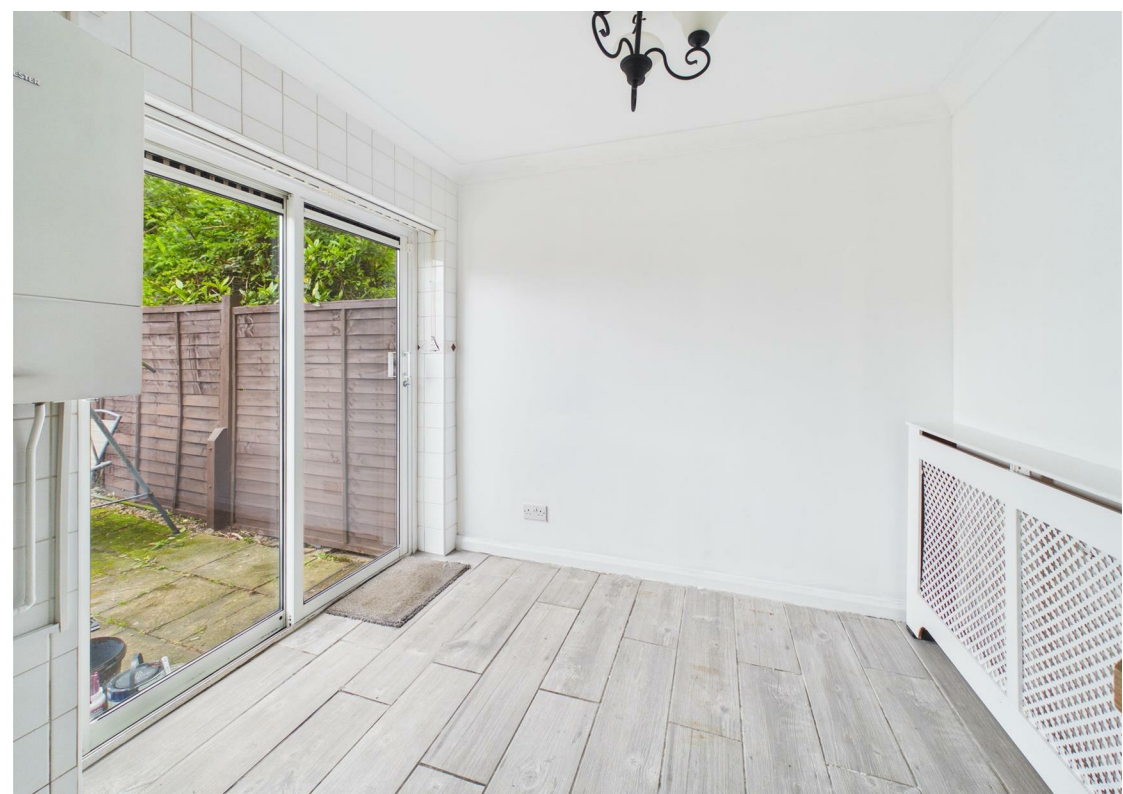
EPC Rating: C

Council Band: A



- Mid-terrace property close to Nottingham City Hospital
- Spacious living room with feature fireplace
- Kitchen with integrated oven and hob
- Dining area with patio doors to rear garden
- Three well proportioned bedrooms
- Bathroom with white suite and shower over the bath
- Gas central heating
- Large enclosed rear garden
- Driveway providing off-road parking
- Within easy reach of local amenities, schools, transport links







Floor 0



Floor 1

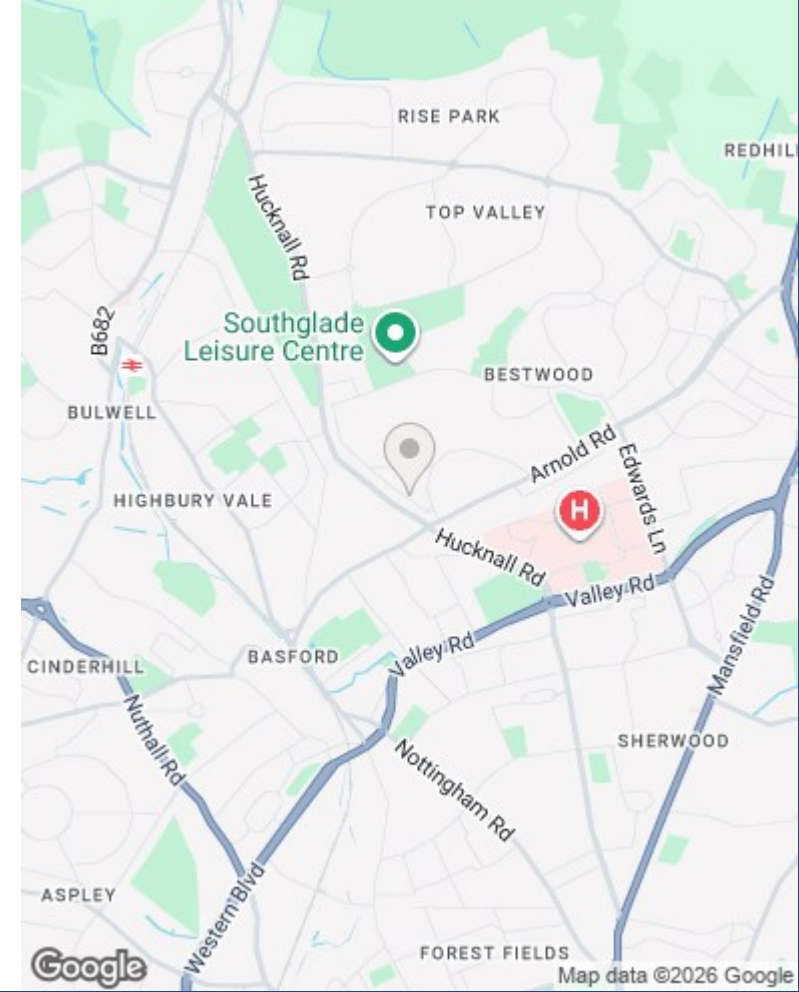


Approximate total area<sup>(1)</sup>  
60.2 m<sup>2</sup>  
648 ft<sup>2</sup>

(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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