37 ELTERWATER DRIVE
NOTTINGHAM

£950 PCM

A 3 bedroom end-terraced property situated within a sought after location in Gamston.

Living Room

Spacious living room features a large bay window providing plenty of natural light.

Kitchen

Located at the rear of the property, the kitchen features wooden-effect cabinetry, an oven, gas hob, and extractor fan. It also includes a large storage cupboard, ideal for food supplies or household items.

Master Bedroom

The spacious master bedroom features grey carpet, a grey roller blind, and white walls, creating a modern and neutral space.

Bathroom

The bathroom is fitted with a three-piece suite comprising a pedestal sink, WC, mirrored wall unit, and a shower over the bath, combining functionality with a clean, modern finish.

Bedroom 2

The second double bedroom is situated at the front of the property and features grey carpet and blinds.

Bedroom 3 / study

This bedroom is suitable for a single bed or would be perfect as a home office, featuring grey carpet and blinds.

Exterior

The property benefits from a private driveway with space for at least one car, as well as a gated area to the right providing secure parking. The front of the property features a small grass patch with bushes, which will be maintained by the tenant. At the rear, there is a large garden comprising a patio area and a generous lawn.

Location

The property is situated in a sought-after area of Gamston and benefits from a range of nearby shops, cafés, pharmacies, and community facilities. A bus stop is also just a short walk away, providing convenient transport links.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating. Hot water from gas boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low. River/Sea = Very low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/

Approx Gross Internal Area
65 sq m / 699 sq ft

Kitchen
4.11m x 2.75m
13'6" x 9'0"

Storage Room

Lounge Diner
3.10m x 5.44m
10'2" x 17'10"

Hallway
0.96m x 2.14m
3'2" x 7'0"

Ground Floor
Approx 33 sq m / 352 sq ft

Master Bedroom
4.11m x 2.79m
13'6" x 9'2"

Bathroom
2.11m x 1.73m
6'11" x 5'8"

Landing
1.01m x 2.75m
3'4" x 9'0"

Bedroom 2
1.87m x 3.06m
6'2" x 10'0"

Study
2.05m x 2.03m
6'9" x 6'8"
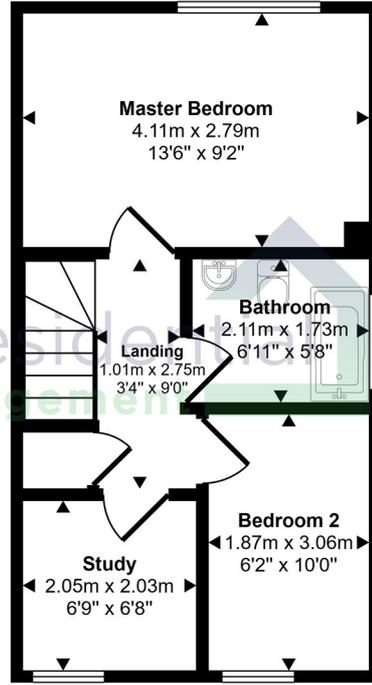
First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Radcliffe Rd
Gamston
Google — Map data ©2026 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	71	

England & Wales   EU Directive 2002/91/EC

EPC Rating: C   Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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