



DavidJames
the estate agent

Ellerby Avenue, Nottingham, NG11 8FB

£1,100 Per Month

About This Property

A well-presented and spacious three-bedroom terraced home situated in a popular residential area, offering excellent access to local amenities, schools, transport links and the tram network. The accommodation begins with a welcoming entrance hall featuring useful under-stair storage and leads to two versatile reception rooms, providing ample space for both living and dining. A bright conservatory is accessed from the dining room, creating an additional reception space overlooking the garden. The modern fitted kitchen is equipped with attractive grey gloss units and appliances. To the first floor are three well-proportioned bedrooms served by a contemporary bathroom/WC fitted with a white suite and electric shower. Further benefits include UPVC double glazing and combination gas central heating. Externally, the property enjoys a well-maintained rear garden comprising an initial patio seating area, lawn and generous outdoor storage facilities. A useful through-passage provides convenient rear access, while a shared access driveway offers off-street parking. This excellent home is ideal for professionals, couples or families seeking spacious accommodation in a well-connected location.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

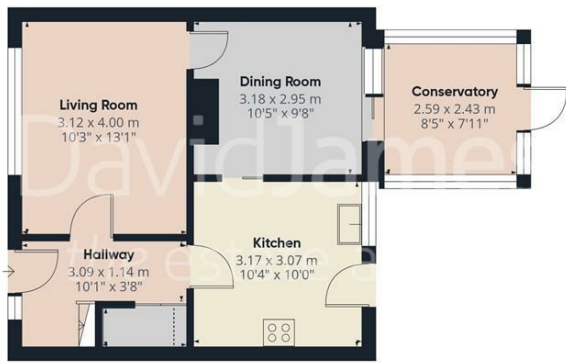
EPC Rating: C

Council Band: A

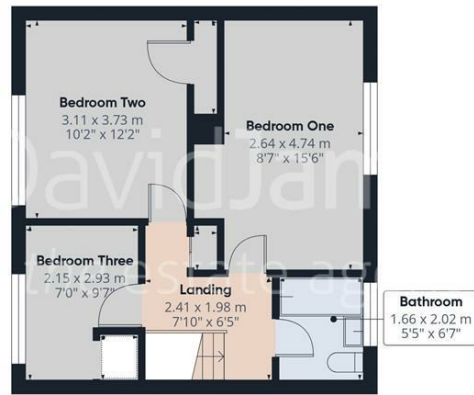
- Spacious and well-presented terraced house
- Three well-proportioned bedrooms
- Welcoming entrance hall with under-stair storage
- Two reception rooms plus conservatory
- Modern fitted kitchen with grey gloss units and appliances
- Contemporary first-floor bathroom/WC
- UPVC double glazing throughout
- Combination gas central heating
- Well-maintained rear garden and shared driveway providing off-street parking
- Fantastic location for amenities and transport links



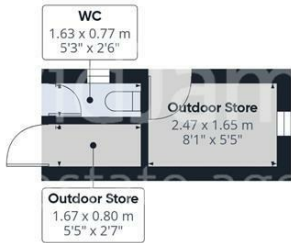




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 90.3 m²
 973 ft²

Reduced headroom
 1 m²
 11 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.

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Council Tax Band: A
Nottingham City Council

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