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1



C

**DavidJames**  
the estate agent

**Forester Grove, Carlton, Nottingham, NG4 1QY**

**£1,100 Per Calendar Month**



# About This Property

This well-presented semi-detached house in the ever-popular area of Carlton offers a comfortable and versatile layout ideal for families and professionals. The property opens with an entrance hall leading into a bright living room enhanced by a bay-front window, followed by a dining room with sliding patio doors that provide a seamless connection to the rear garden. The kitchen features integrated cooking appliances and enjoys a practical layout. Upstairs, there are three bedrooms—including two doubles—served by a stylish, fully tiled four-piece bathroom complete with a walk-in rainfall shower. Outside, the tiered rear garden offers distinct spaces including a concrete patio, lawn and gravel area, alongside useful outdoor storage. A driveway provides valuable off-street parking, and the home is equipped with gas central heating and uPVC double glazing. Situated within a popular residential location, the property is perfectly placed for easy access to local amenities, schools and excellent transport links.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

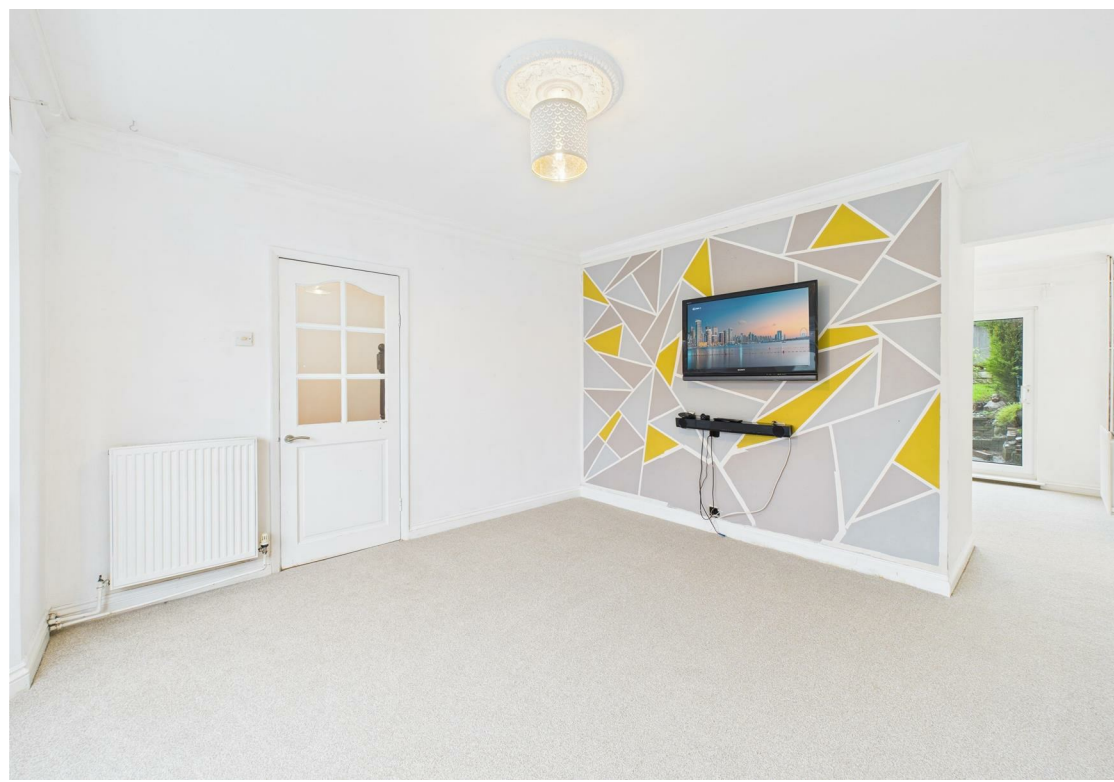
Furnishing: Unfurnished

EPC Rating: C

Council Band: B

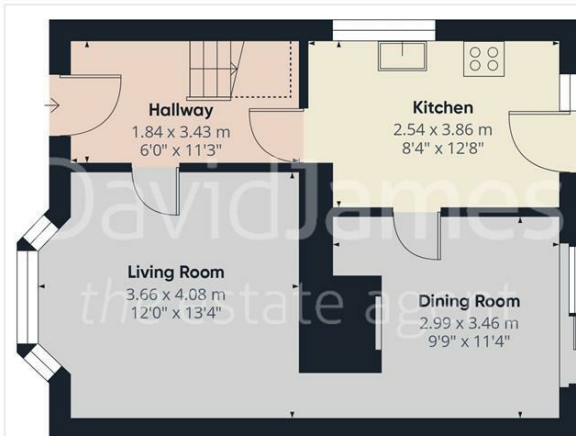
Pets: Not permitted

- Semi-detached house in a popular residential location
- Three bedrooms, including two doubles
- Bright living room with bay-front window
- Separate dining room with sliding patio doors to the garden
- Kitchen with integrated cooking appliances
- Fully tiled four-piece bathroom with walk-in rainfall shower
- Gas central heating
- uPVC double glazing
- Tiered rear garden with patio, lawn and gravel areas
- Driveway providing off-street parking

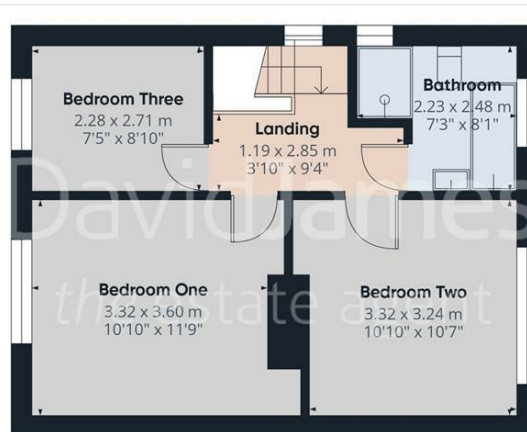








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area<sup>(1)</sup>

88.8 m<sup>2</sup>  
957 ft<sup>2</sup>

Reduced headroom

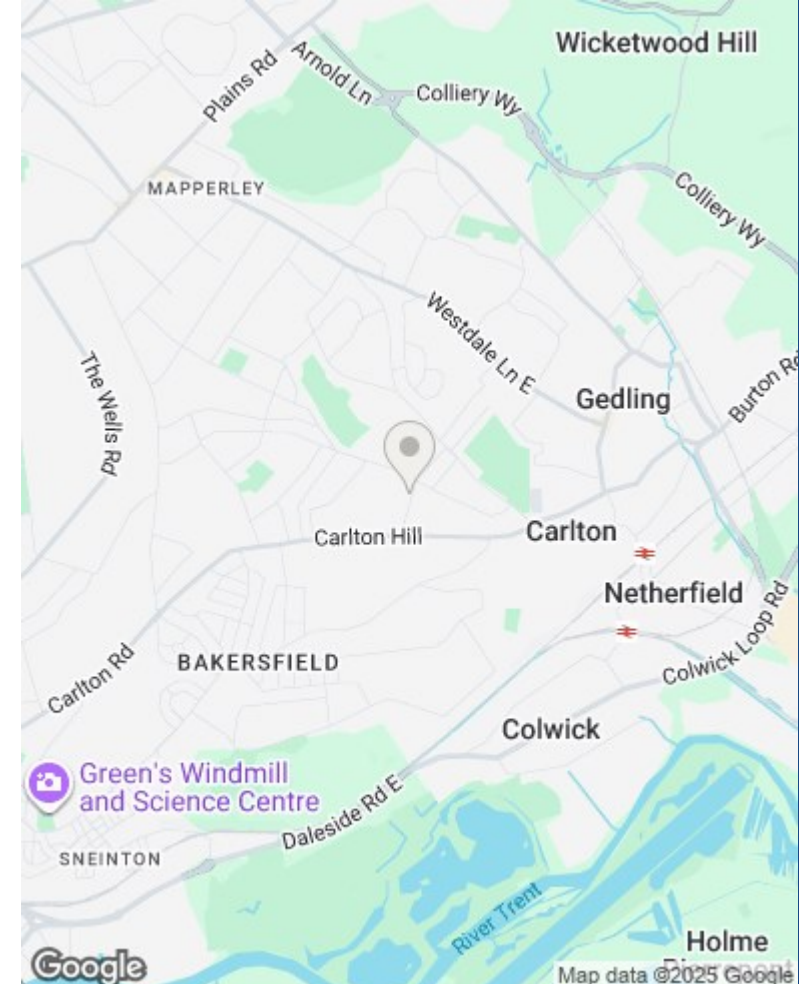
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(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.

GIRAFFE360



**Council Tax Band: B**  
**Gedling Borough Council**

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**PROTECTED**



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