



4



2



2



E

**DavidJames**  
the estate agent

**Bowers Avenue, Nottingham, NG3 4JR**

**£1,600 Per Month**

# About This Property

This charming three-storey period family home offers spacious and versatile accommodation ideally positioned within walking distance of Nottingham City Centre and its excellent range of shops, restaurants, schools and transport links, with frequent bus services also available nearby. The property blends character features with modern convenience, beginning with a bright and inviting lounge featuring a beautiful bay window and feature fireplace, whilst the flexible second reception room could also be utilised as an additional sitting room, playroom, or home office. To the rear, a generous dining kitchen provides an ideal space for everyday living, complete with a range of integrated appliances and French doors opening onto the low-maintenance courtyard garden. Arranged across the upper floors are four well-proportioned bedrooms, including a main bedroom with in-built wardrobes and a contemporary en-suite shower room. The stylish family bathroom benefits from a modern four-piece suite including a freestanding bath and separate shower enclosure. Further benefits include a useful cellar with lighting providing excellent storage space.

## TENANCY DETAILS

Available From: Now

Furnishing: Part furnished

EPC Rating: E

Council Band: C

- Three-storey period family home
- Bright lounge with bay window and fireplace
- Versatile second reception room
- Spacious dining kitchen with French doors
- Four bedrooms across two floors
- Main bedroom with fitted wardrobes and en-suite
- Modern four-piece family bathroom
- Full double glazing & gas central heating
- Walking distance to Nottingham City Centre
- Frequent nearby bus services







Floor 0



Floor 1



Floor 2



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

126 m<sup>2</sup>  
1355 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: C**  
**Nottingham City Council**

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