



2



1



1



C

DavidJames
the estate agent

Keswick Street, Nottingham, NG2 4QW

£850 Per Month



About This Property

Situated within walking distance of Nottingham City Centre is this three-storey mid-townhouse. The ground floor comprises an entrance hall with internal access to an integral garage, providing additional storage. To the first floor is a spacious lounge, a dining kitchen, and a convenient WC. The second floor features two generously sized double bedrooms and a bathroom with shower over the bath. Externally, there is a parking space to the rear. Ideally positioned close to the amenities of Carlton Road and Sneinton Market, the property also benefits from easy access to numerous bus routes.

TENANCY DETAILS

Available From: NOW

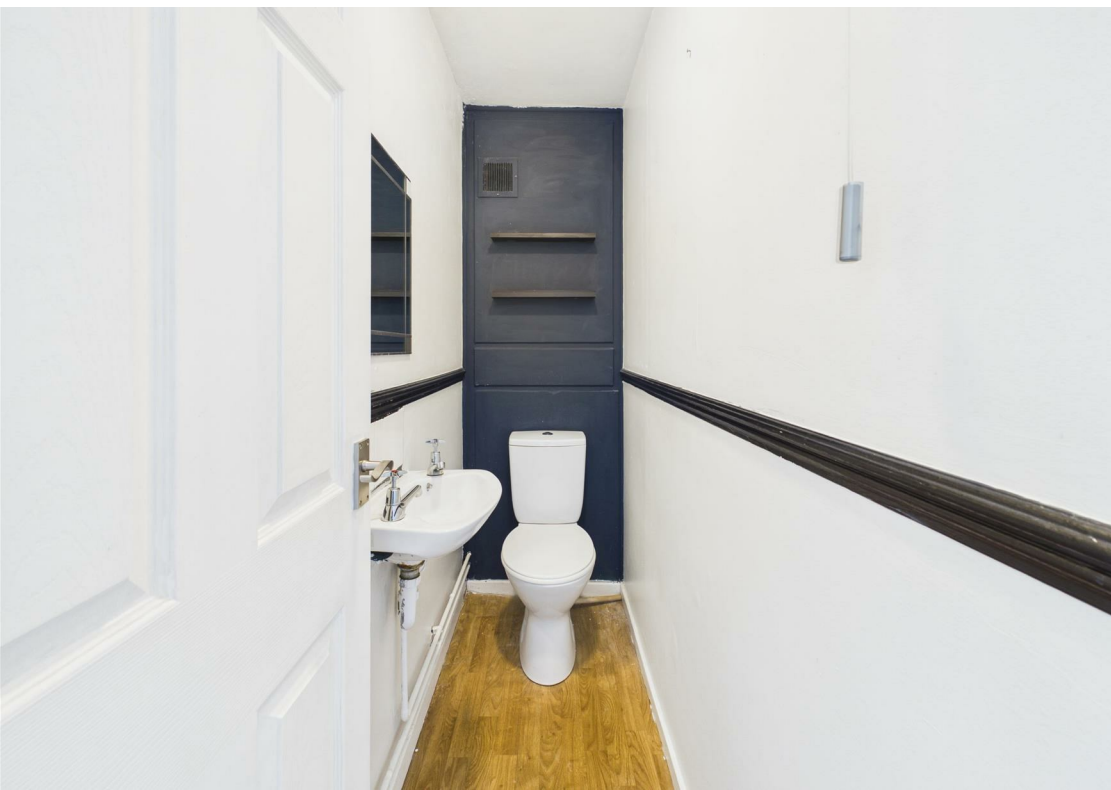
Furnishing: Unfurnished

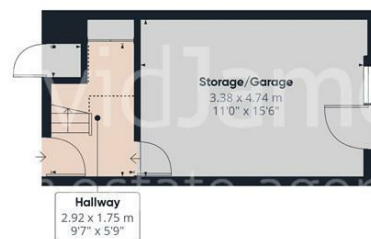
EPC Rating: C

Council Band: A

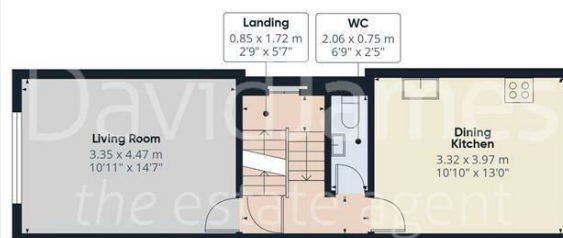
- Three storey mid townhouse
- First floor lounge
- First floor dining kitchen with integrated oven and hob
- First floor W/C
- Two double bedrooms
- Second floor bathroom with shower over bath
- Gas central heating and full double glazing
- Driveway and garage
- In walking distance of Nottingham City Council



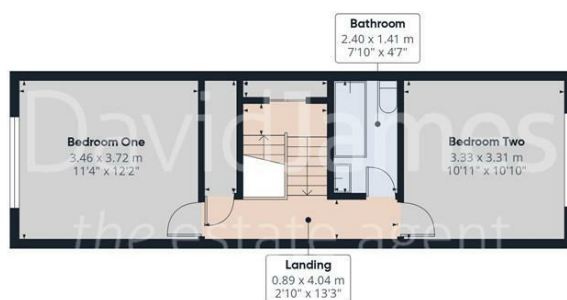




Floor 0



Floor 1



Floor 2



DavidJames
the estate agent

Approximate total area⁽¹⁾
91.6 m²
985 ft²

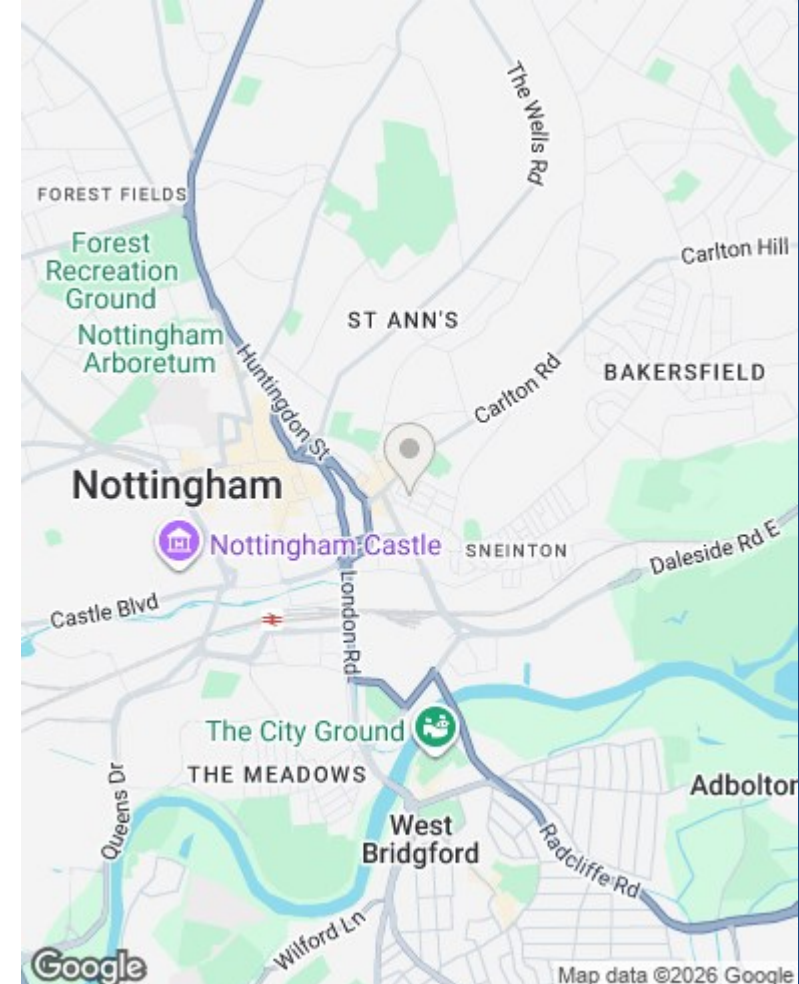
Reduced headroom
1.9 m²
21 ft²

(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.

GIRAFFE360



Council Tax Band: A
Nottingham City Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

**The Property
Ombudsman**