



DavidJames
the estate agent

Oxborough Road, Arnold, Nottingham, NG5 6FG

£1,100 Per Month

About This Property

A well-presented three-bedroom semi-detached home located in a popular residential area. The property features a generous living room providing a comfortable space for relaxing and entertaining, alongside a modern fitted kitchen with ample storage, built-in oven, hob and extractor, and space for a dining table. To the ground floor, there is the added convenience of a contemporary shower room complete with a step-in shower cubicle. Upstairs, the property offers three well-proportioned bedrooms, complemented by a modern family bathroom fitted with a three-piece suite and an electric shower over the bath. Externally, the home benefits from a generous rear garden with both lawned and patio areas, perfect for outdoor enjoyment, as well as a driveway to the front providing off-street parking. Ideally situated close to local schools, a range of amenities and excellent public transport links.

TENANCY DETAILS

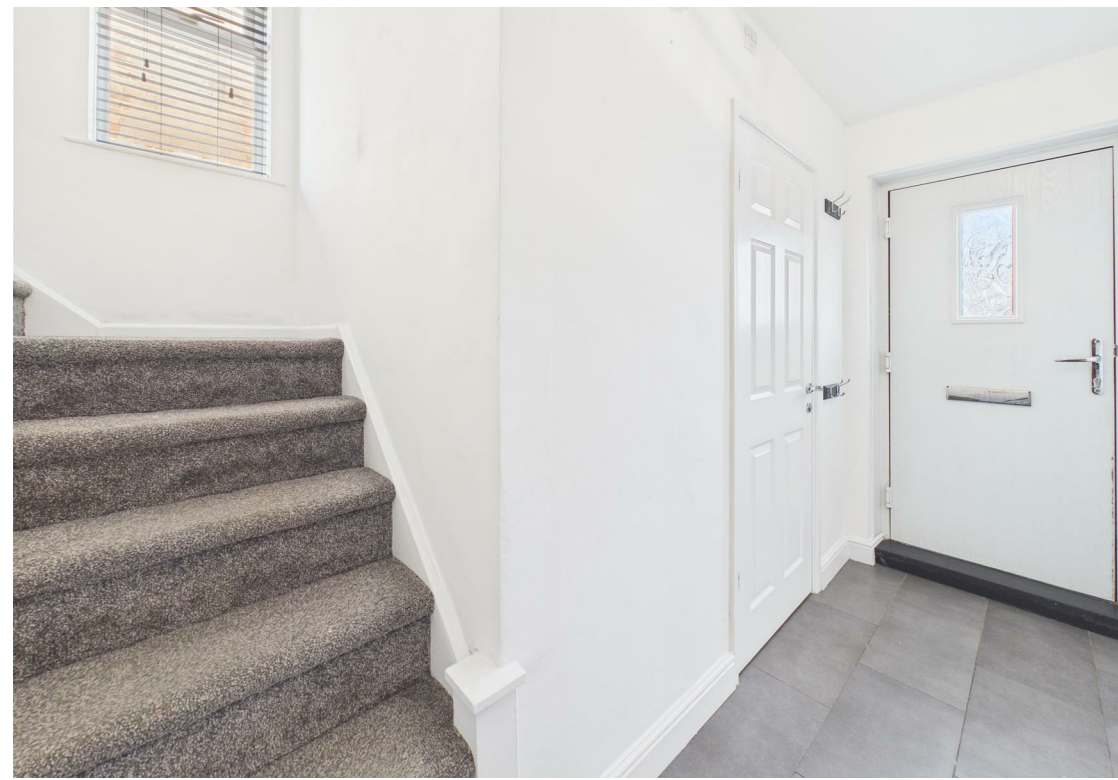
Available From: 1st May 2026

Furnishing: Unfurnished

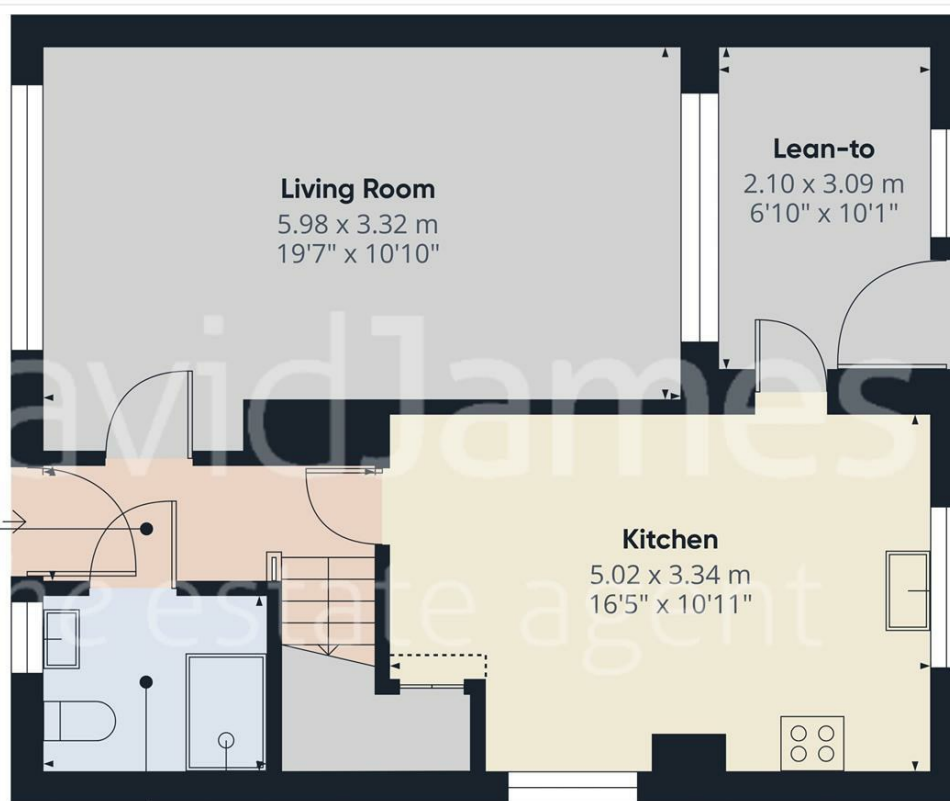
EPC Rating: D

Council Band: A

- Semi-detached home in Arnold
- Spacious living room
- Modern kitchen with dining space, built-in oven, hob and extractor
- Ground floor shower room
- Three well-proportioned bedrooms
- Modern family bathroom with electric shower
- Full double glazing & gas central heating
- Large rear garden with lawn and patio
- Driveway providing off-street parking
- Close to schools, amenities and transport links







Approximate total area**
 52.6 m²
 567 ft²

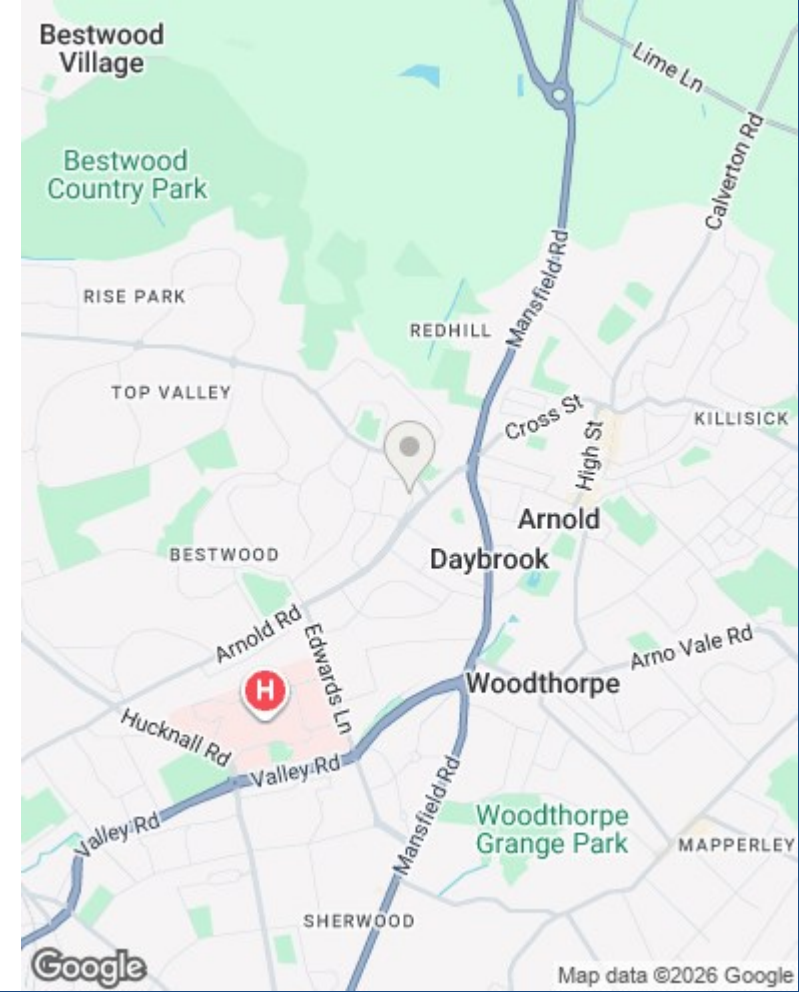
Reduced headroom
 0.2 m²
 2 ft²

(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
Gedling Borough Council



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