



48 Frinton Road, Nottingham- PB, NG8 6GQ

£1,275 Per month

**TO LET**

## THE PROPERTY

ND Real Estate is pleased to present this 3-bedroom semi-detached house located on Frinton Road, NG8. \*Fully furnished and ready to move in.  
Ideal for working professionals and families.

This lovely home offers a living room featuring lovely hard flooring and a decorative chimney, sofa, coffee table and 2 chairs. A fitted and equipped modern kitchen comes with white goods including ceramic hob, electric oven, extractor fan, fridge-freezer and dishwasher. With breakfast bar and tall chairs.

Three bedrooms upstairs come with carpets. 2 double bedrooms with double beds and one of them with spacious built-in wardrobe with mirrored doors. This bedroom is single and comes with a single bed.

\*The property can also be let unfurnished with rent adjusted to £1175 PCM.  
With UPVC double glazing and gas central heating.

Excellent condition.  
Situated in a popular residential area, the property is close to local amenities, schools, and transport links, with easy access to Nottingham city centre and surrounding areas.

EPC Rating: C  
Council Tax Band: previously Band A.

At the time of application, a Holding Fee equal to 1 week's rent will be required.  
The Security Deposit is equal to 5 weeks' rent.

Marketed by ND Real Estate  
ND Real Estate is an independent lettings agency based in Coventry and Nottingham, providing professional residential lettings services across selected locations in England. We are committed to compliant, transparent, and high-quality service for both landlords and tenants.  
Contact our office to arrange a viewing!

## SITUATION

## Directions