



 3

 1

 1

 C

**Augustine Gardens, Nottingham, NG5 9NX**

**DavidJames**  
the estate agent

**£1,100 Per Month**

# About This Property

Situated in a popular residential area, this FULLY REFURBISHED three-bedroom mid-terrace home offers spacious and modern accommodation. The property features a generous open-plan lounge, providing a bright and welcoming living space, while the brand new kitchen is fitted with stylish high-gloss units, an integrated oven, electric hob and extractor fan, with ample space for dining. A convenient ground floor WC completes the downstairs accommodation. To the first floor are two well-proportioned double bedrooms, a good-sized single bedroom and a brand new bathroom fitted with a white three-piece suite and shower over the bath. Outside, the enclosed rear garden has been designed for low maintenance, featuring a decked seating area with steps leading down to a patio area. Conveniently located close to local amenities, schools and transport links.

## TENANCY DETAILS

Available From: NOW

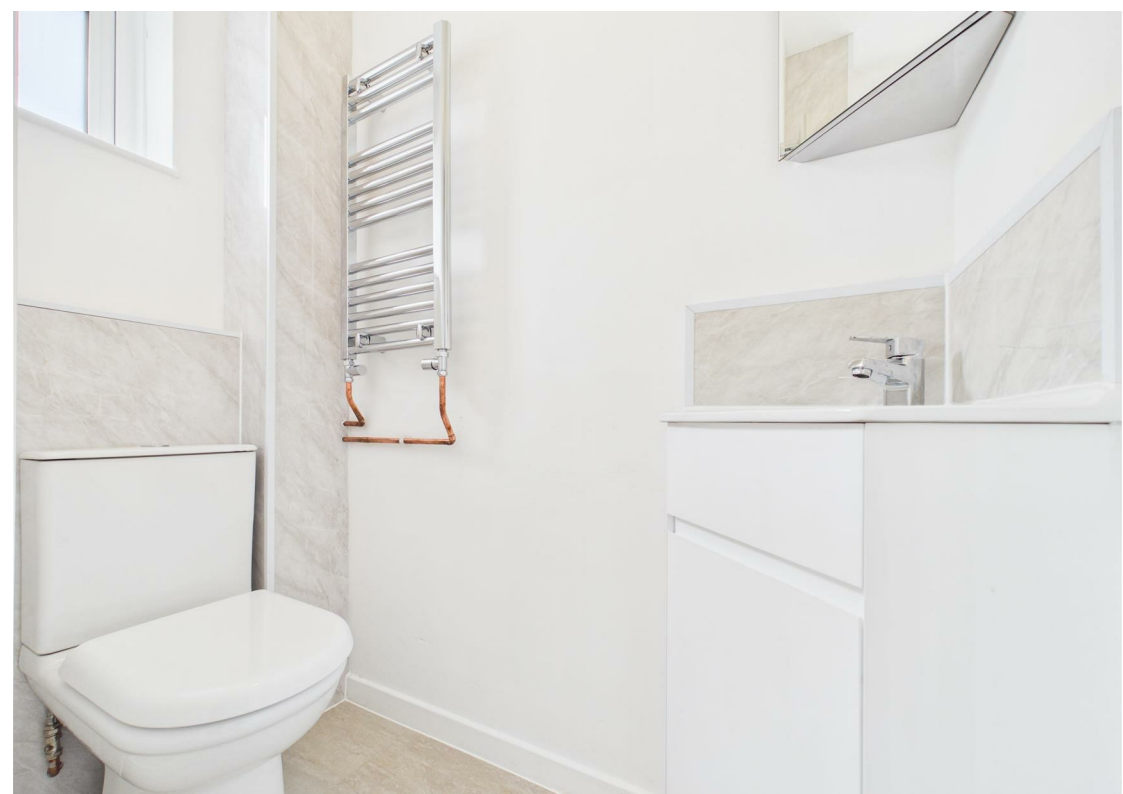
Furnishing: Unfurnished

EPC Rating: C

Council Band: A

- Immaculately presented mid-terrace home
- FULLY REFURBISHED
- Three bedrooms including two double bedrooms and a good-sized single bedroom
- Spacious open plan lounge
- Brand new dining kitchen with high-gloss units
- Integrated oven, electric hob and extractor fan
- Convenient ground floor WC
- Full UPVC double glazing, combi gas central heating
- Brand new bathroom with white three-piece suite and shower over the bath
- Enclosed rear garden with decked seating area and patio







Floor 0



Floor 1



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

79.8 m<sup>2</sup>  
859 ft<sup>2</sup>

Reduced headroom

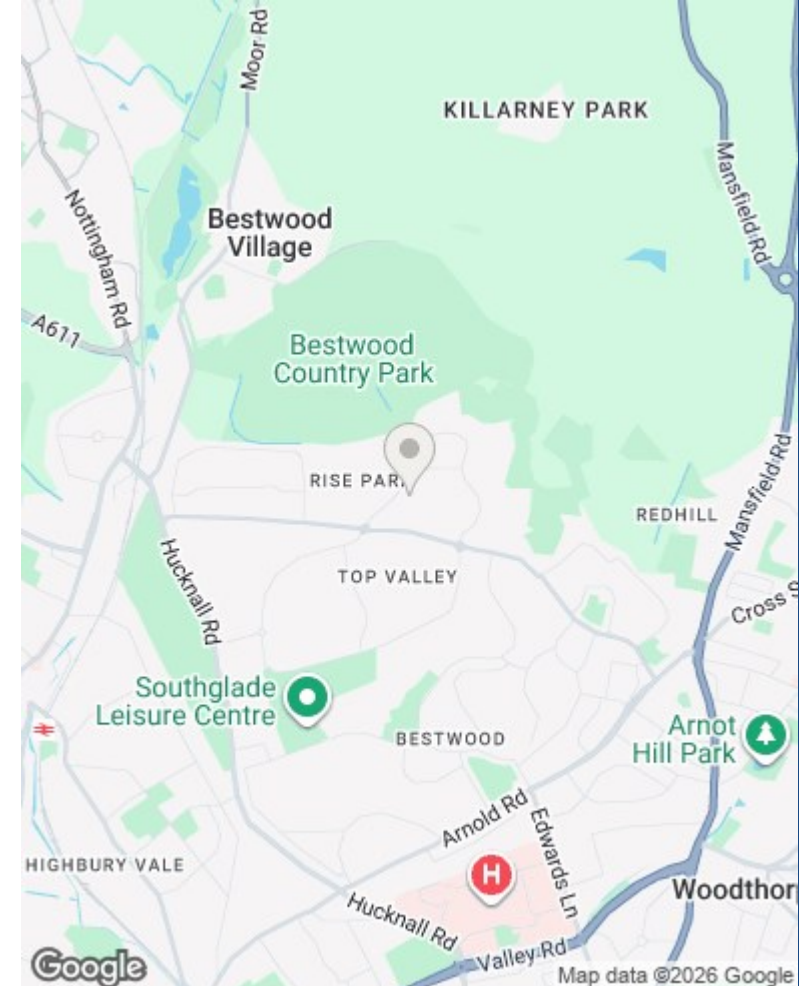
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(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



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).

**Council Tax Band: A  
Gedling Borough Council**

**DavidJames**  
the estate agent

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

