



**DavidJames**  
the estate agent

**Birling Close, Bulwell, Nottingham, NG6 7FS**

**£750 Per Calendar Month**



## About This Property

A well-presented terraced house ideally situated in close proximity to the M1 motorway and Nottingham's Tram Network. The property features a hall, lounge and modern kitchen, whilst the first floor has a bedroom, a modern bathroom/Wc with white suite and electric shower and built-in-wardrobes to the landing and bedroom. Outside there is off-street parking for multiple cars.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted



- Modern terraced house
- One double bedroom with built-in wardrobes
- Freshly decorated throughout
- Lounge, modern kitchen with appliances
- Landing with further fitted wardrobes/storage
- Modern bathroom/Wc with electric shower
- Combination gas central heating
- UPVC double glazing
- Double width driveway and additional parking space
- Close proximity to the M1 motorway and tram at Phoenix Park



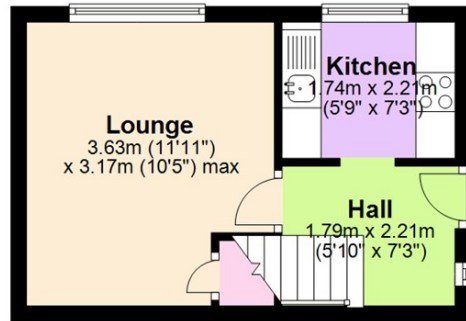






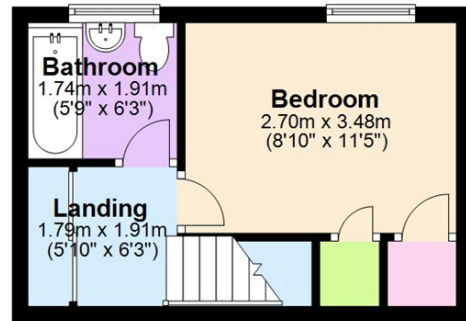
### Ground Floor

Approx. 19.9 sq. metres (214.5 sq. feet)

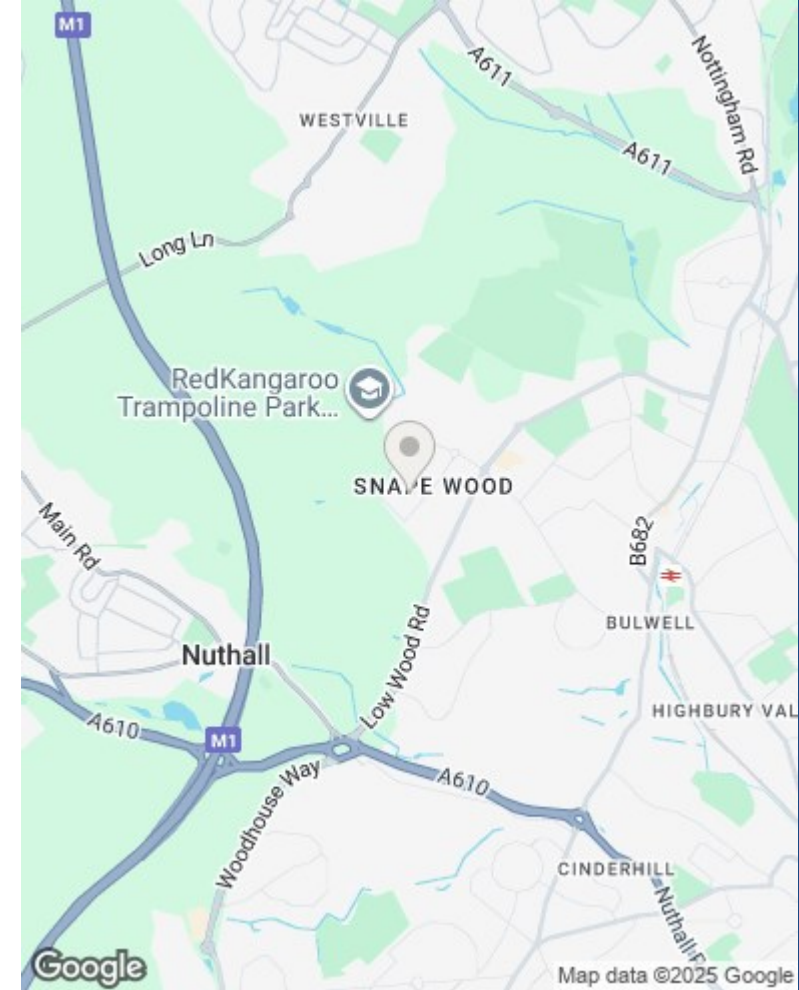


### First Floor

Approx. 19.9 sq. metres (214.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.0 sq. feet)



**Council Tax Band: A**  
**Nottingham City Council**

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**The Property  
Ombudsman**