



DavidJames
the estate agent

Blue Bell Hill Road, Nottingham, NG3 3EF

£995 Per Month

About This Property

A two-bedroom semi-detached home conveniently located close to a range of local amenities and public transport. The property features a generous living room, a fitted kitchen with ample cupboard and storage space, and a ground floor bathroom complete with a three-piece suite and shower over the bath. To the first floor are two well-proportioned double bedrooms, together with a useful office space, perfect for home working or study. A second three-piece bathroom with shower over the bath adds further convenience. Externally, the property benefits from a rear garden with a lawn area, providing an excellent space for outdoor enjoyment, while a driveway to the front offers off-road parking.

TENANCY DETAILS

Available From: NOW

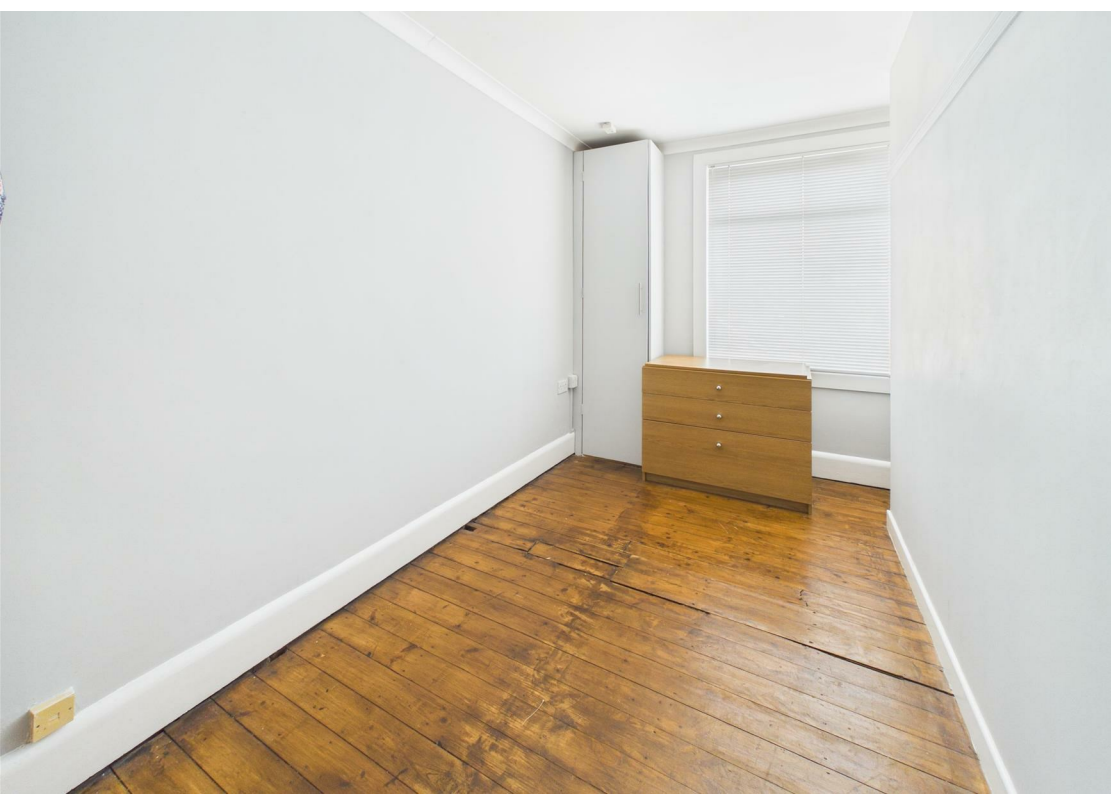
Furnishing: Unfurnished

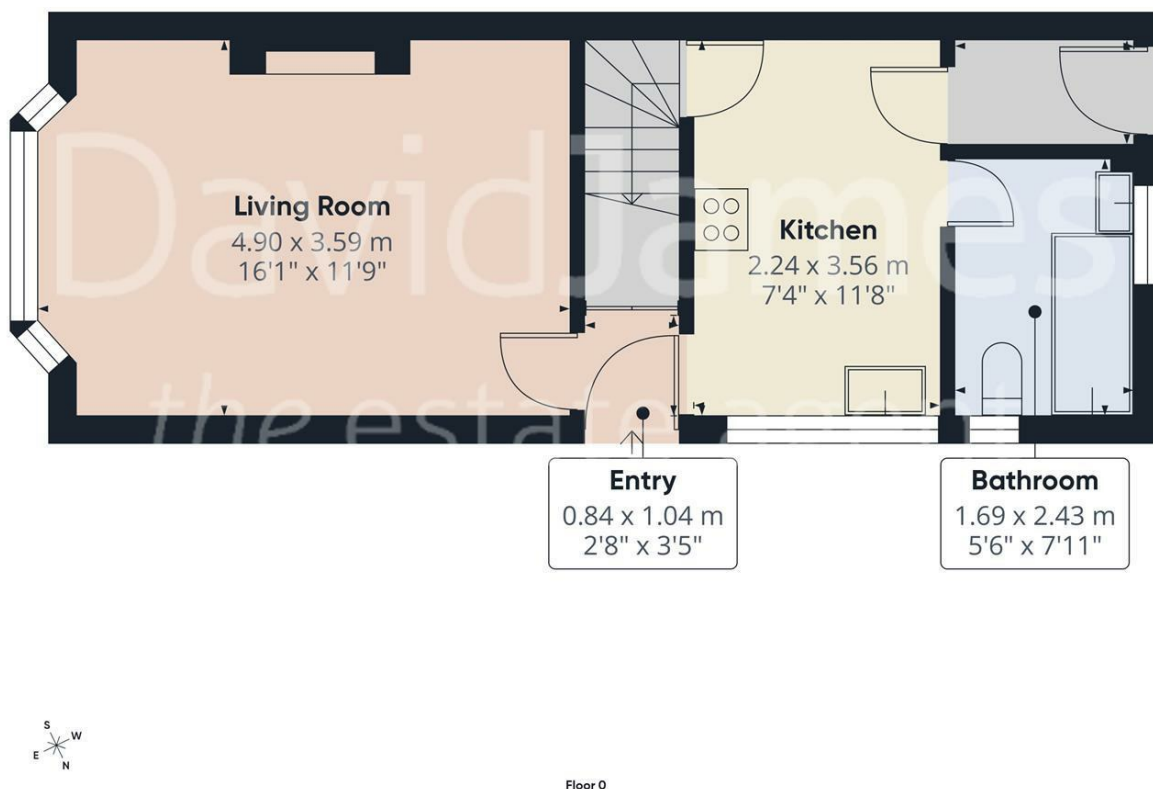
EPC Rating: D

Council Band: A

- Semi-detached house
- Two double bedrooms
- Spacious living room
- Fitted kitchen with ample cupboard space
- Ground floor bathroom with shower over bath
- First floor three-piece bathroom
- Useful office/study space
- Full double glazing and gas central heating
- Rear garden with lawn area
- Driveway providing off-road parking







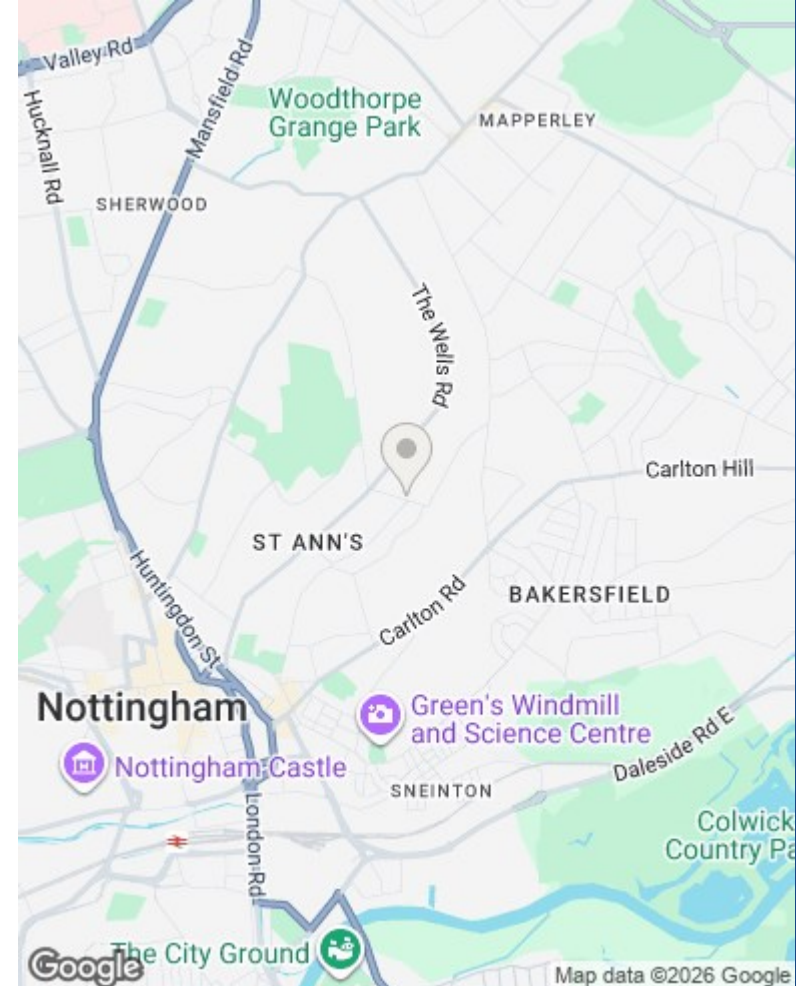
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Approximate total area⁽¹⁾
33.9 m²
365 ft²

(1) Excluding balconies and terraces

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
Nottingham City Council

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**The Property
Ombudsman**