



£1,100

Per Calendar Month

MARDLING AVENUE
NOTTINGHAM

- GOOD LOCATION
- MODERN KITCHEN
- OFF ROAD PARKING
- SEMI DETACHED
- KITCHEN/ DINER
- DOWNSTARS WC
- EPC C



Modern 3-Bed Semi with Garden and Parking

AVAILABLE TO RENT IS THIS WELL-PRESENTED 3-BEDROOM SEMI-DETACHED HOME, IDEALLY SITUATED ON A QUIET RESIDENTIAL STREET AND WITHIN EASY REACH OF NOTTINGHAM CITY HOSPITAL.

THE PROPERTY OFFERS A SPACIOUS AND LIGHT-FILLED LOUNGE WITH MODERN LIGHTING AND A FEATURE FIREPLACE, PERFECT FOR RELAXING OR ENTERTAINING. THE KITCHEN/DINER AT THE REAR OF THE HOME IS GENEROUSLY SIZED AND FITTED WITH AMPLE WOODEN UNITS, AN INTEGRATED OVEN AND HOB, AND DOUBLE PATIO DOORS THAT OPEN ONTO A PRIVATE, LOW-MAINTENANCE GARDEN.

DOWNSTAIRS ALSO BENEFITS FROM A CONVENIENT WC, PERFECT FOR FAMILIES OR GUESTS.

UPSTAIRS, THERE ARE THREE BEDROOMS, TWO DOUBLES AND ONE SINGLE. ALL NEUTRALLY DECORATED AND CARPETED, PROVIDING FLEXIBILITY FOR FAMILIES, PROFESSIONALS, OR THOSE WORKING FROM HOME. THE FAMILY BATHROOM FEATURES A CLEAN, MODERN SUITE WITH A SHOWER OVER THE BATH, COMPLEMENTED BY NEUTRAL TILING.

THE HOME ALSO BENEFITS FROM GAS CENTRAL HEATING AND ALLOCATED OFF-ROAD PARKING. LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS, AND PUBLIC TRANSPORT LINKS, THIS PROPERTY COMBINES COMFORT AND CONVENIENCE IN A DESIRABLE NEIGHBOURHOOD.

THIS HOUSE WOULD MAKE AN IDEAL RENTAL FOR TENANTS SEEKING A CLEAN, BRIGHT, AND MOVE-IN-READY HOME.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY THEN MONTHLY ROLLING CONTRACT
- DEPOSIT £1,269.23
- 68 SQ METERS

LIVING ROOM

11'6" X 16'0" (3.51M X 4.89M)

KITCHEN/ DINER

8'6" X 16'6" (2.61M X 5.04M)

BATHROOM

5'8" X 6'0" (1.75M X 1.84M)

BEDROOM ONE

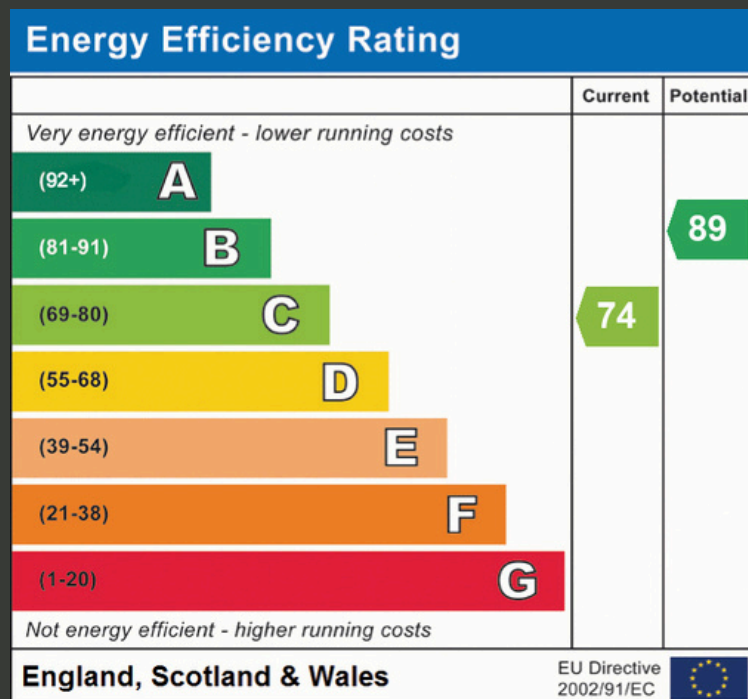
14'3" X 8'7" (4.35M X 2.62M)

BEDROOM TWO

10'10" X 7'11" (3.31M X 2.43M)

BEDROOM THREE

7'4" X 5'10" (2.26 PLUS DOOR RECESS X 1.80M)



SECURITY DEPOSIT

SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY

HOLDING DEPOSIT

AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT

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