



**DavidJames**  
the estate agent

**Birkland Avenue, Mapperley, Nottingham, NG3 5LA**

**£1,650 Per Calendar Month**

# About This Property

A superb, deceptively spacious extended detached house, a stone's throw from Mapperley Top with it's plentiful amenities! There is an entrance hall with Wc/utility room, dining room with bay window and feature fire surround, lounge with feature open fireplace, modern fitted kitchen with range cooker and integrated appliances with a fantastic adjoining open plan dining/family room with French doors and skylight window. The first floor comprises four double bedrooms (bedroom one with en-suite shower room) complemented by a modern four-piece suite bathroom. The property further boasts a private rear garden with patio and lawn areas and off-street parking for up to two cars. VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: 11th August 2024

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: E

Pets: Not permitted

- Superb extended detached house
- Four double bedrooms (en-suite shower room to bedroom one)
- Entrance hall with Wc/utility room
- Dining room with bay window and feature fire surround, lounge with feature open fire
- Adjoining open plan family/dining room with French doors and skylight window
- Modern kitchen with range cooker and integrated appliances
- Four-piece suite bathroom
- Gas central heating, UPVC double glazing
- Off-street parking for up to two cars, private rear garden
- A stone's throw from Mapperley Top!





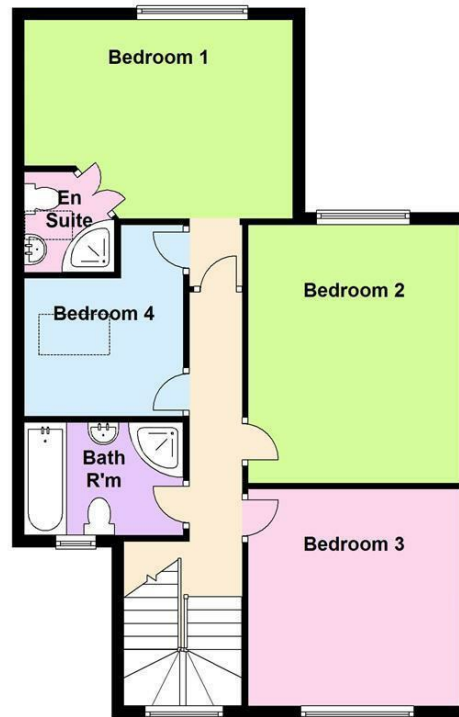
### Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)

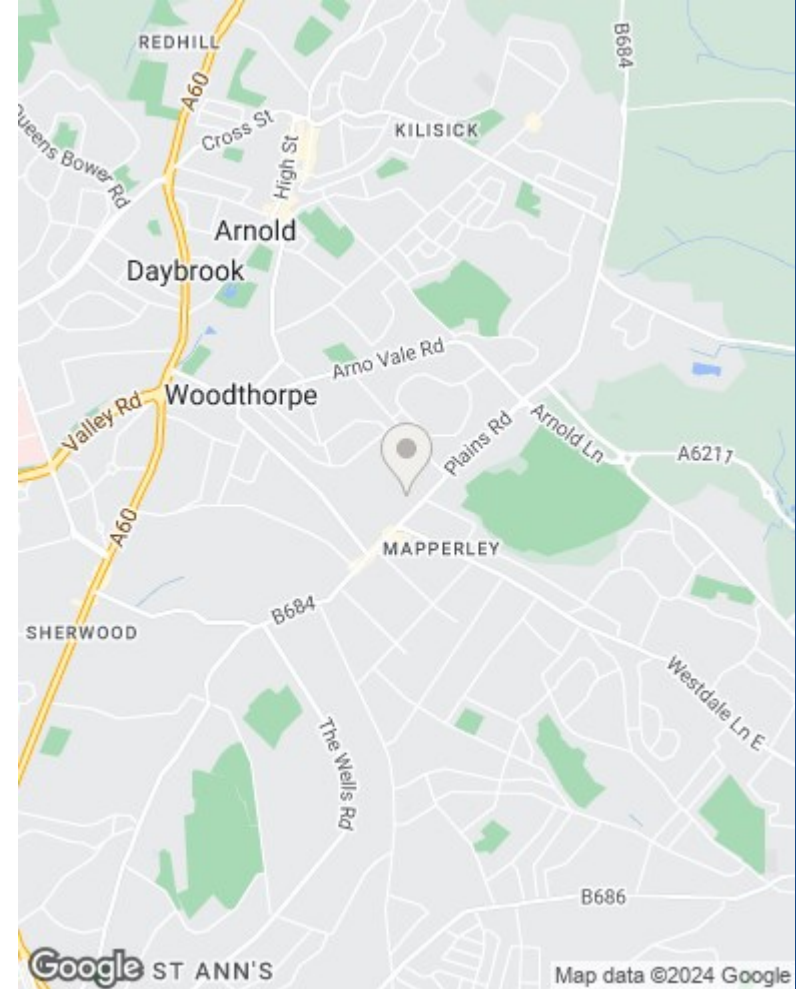


### First Floor

Approx. 67.3 sq. metres (723.9 sq. feet)



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)



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**Council Tax Band: E**  
**Gedling Borough Council**

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*the estate agent*

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

