

David**James** 

the estate agent

Morley Avenue, Mapperley, Nottingham, NG3 5FZ

£1,200 Per Calendar Month



## **About This Property**

An impressive period style semi-detached house which exudes character throughout. There are two good sized reception rooms with stripped floorboards and a stylish breakfast kitchen with black high gloss units and appliances. Upstairs are three double bedrooms and a modern bathroom whilst outside is a rear garden with patio. VIDEO TOUR AVAILABLE!

**TENANCY DETAILS** 

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E Council Band: B Pets: Not permitted

- Impressive period style semi-detached house
- Three double bedrooms
- Lounge with feature fireplace and bay window
- Dining room with fireplace
- Stylish kitchen with black high gloss units and appliances
- Bathroom/Wc with electric shower
- Entrance hall, gas central heating, UPVC double glazing
- Rear garden with patio area
- Period style features throughout
- Perfect for a professional couple











## First Floor **Ground Floor** Approx. 49.6 sq. metres (534.0 sq. feet) Approx. 49.9 sq. metres (537.3 sq. feet) Bedroom 3 2.95m x 2.87m Breakfast Kitchen 4.72m x 2.95m (15'6" x 9'8") Bathroom (6'4" x 5'8") Dining Bedroom 2 Room 3.92m x 2.78m 3 93m x 3 55m (12'10" x 9'1") (12'11" x 11'8") Hall Bedroom 1 Lounge 4.50m x 3.76m 3.77m (12'4") max (14'9" x 12'4") x 3.42m (11'3")

(9'8" x 9'5")

Landing

Total area: approx. 99.5 sq. metres (1071.3 sq. feet)

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## Council Tax Band: B **Nottingham City Council**



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