



DavidJames
the estate agent

Marshall Hill Drive, Mapperley, Nottingham, NG3 6FS

£1,000 Per Calendar Month

About This Property

Nestled in the heart of Mapperley, this well-presented semi-detached house offers a perfect blend of modern living and traditional charm. The inviting living room, featuring a bay window and a feature log burner, creates a warm and welcoming atmosphere, whilst the spacious dining kitchen boasts ample storage units and appliances. Upstairs, you'll find two generously sized double bedrooms complimented by a contemporary bathroom, equipped with a stylish L-shape bathtub and an electric shower. Outside, there is a rear garden with decking, and a driveway offering convenient off-road parking. Located in a prime position within Mapperley, this home is just a short stroll away from an array of fantastic local amenities, including shops, cafes, and frequent transport links, making it an ideal choice for those seeking convenience and comfort. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: 15th March 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

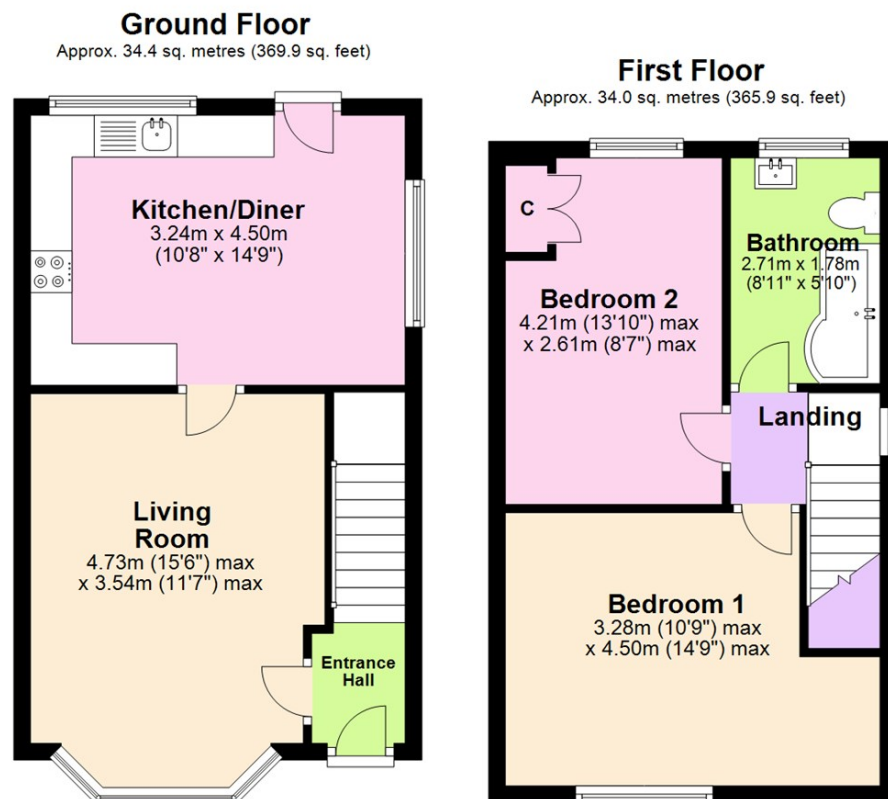
Council Band: B

Pets: Not permitted

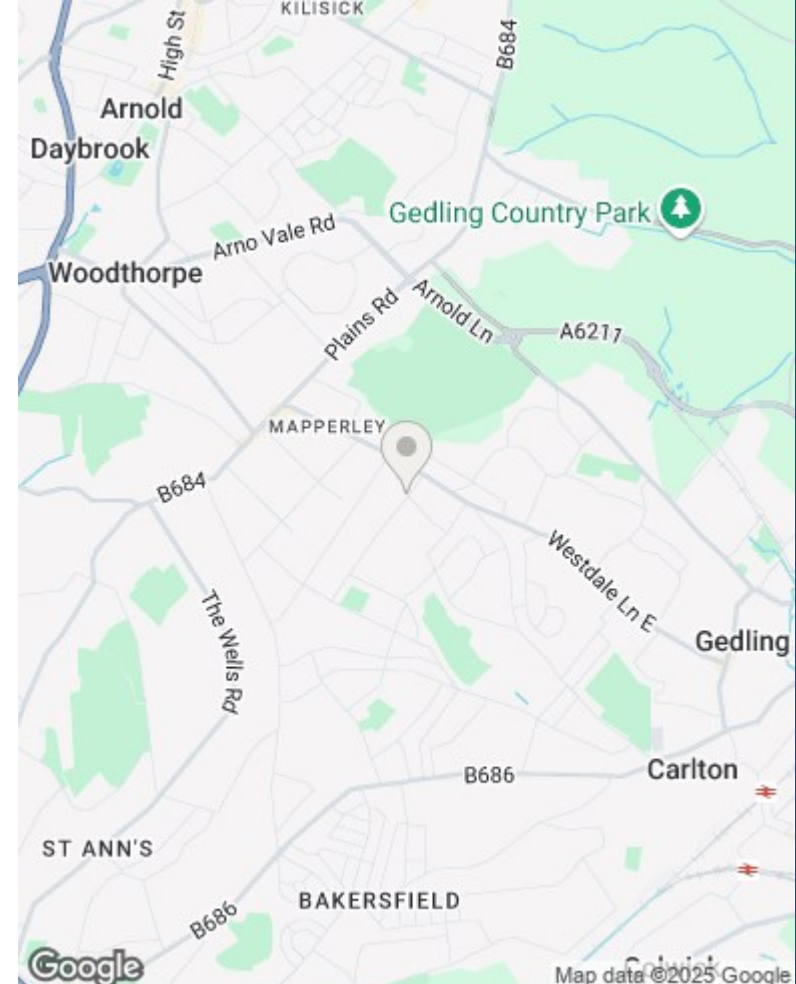
- Well-presented semi-detached house
- Two double bedrooms
- Living room with bay window and feature log burner
- Spacious dining kitchen with ample units and appliances
- Modern bathroom/WC
- Gas central heating
- UPVC double glazing
- Rear garden with decking
- Garage and driveway
- Close to Mapperley's fantastic amenities and transport links







Total area: approx. 68.4 sq. metres (735.7 sq. feet)



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Council Tax Band: B
Gedling Borough Council

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**The Property
Ombudsman**