



 3

 1

 2

 C

Swindell Close, Mapperley, Nottingham, NG3 5UT

DavidJames
the estate agent

£1,150 Per Calendar Month

About This Property

A modern semi detached house situated near Mapperley's plentiful amenities and transport links. The property boasts a spacious lounge, a dining kitchen with integrated appliances and French doors with a further ground floor WC. To the first floor there are three generous size bedrooms, one benefitting from an en-suite and also a bathroom. Outside there is a private lawned rear garden, a shared driveway providing off-street parking and garage.

TENANCY DETAILS

Available From: 9th June 2025

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: C

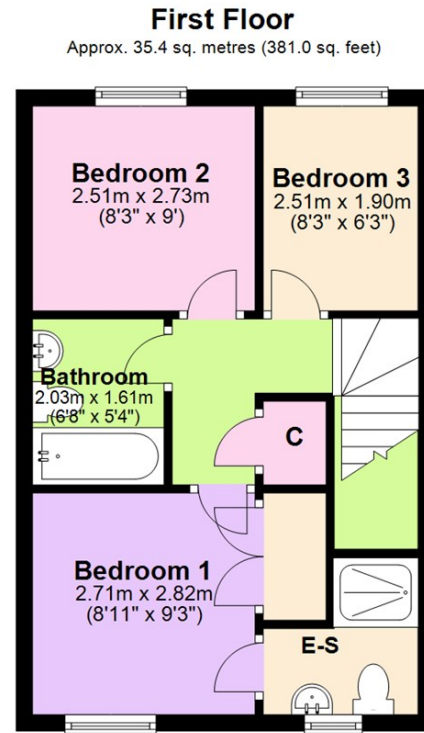
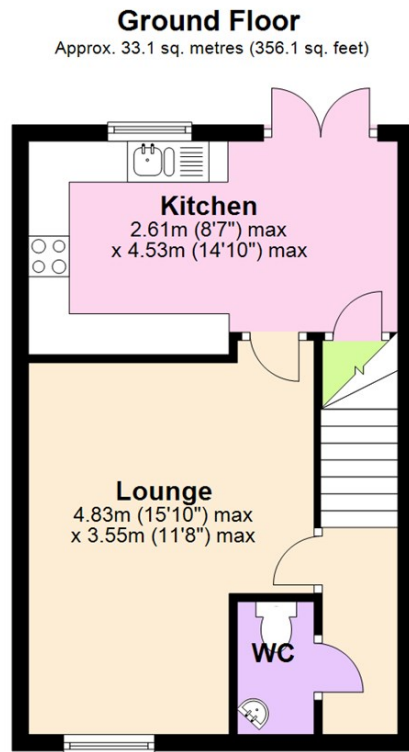
Council Band: C

Pets: Not permitted

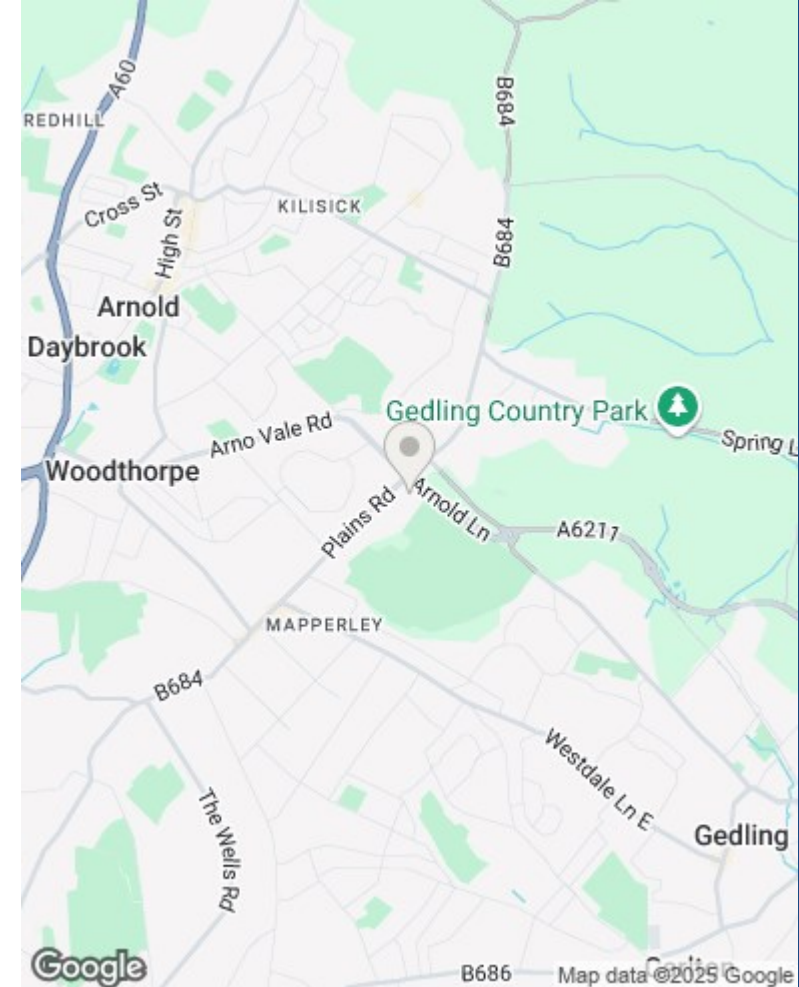
- Modern semi-detached house
- Three good sized bedrooms
- Lounge with feature fireplace
- Dining kitchen with integrated appliances, ground floor WC
- Bathroom/Wc with white suite & mixer shower
- En-suite shower room to bedroom one
- UPVC double glazing, gas central heating
- Private lawned rear garden
- Shared driveway provides off-street parking & a garage
- Close to fantastic amenities & frequent transport links







Total area: approx. 68.5 sq. metres (737.1 sq. feet)



**Council Tax Band: C
Gedling Borough**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

