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**DavidJames**  
the estate agent

**Mickleborough Avenue, Nottingham, NG3 3EL**

**£875 Per Calendar Month**





## About This Property

A well-presented two bedroom semi detached house situated in a cul-de-sac, close to ample amenities and frequent bus links! The property has a lounge and dining kitchen with integrated oven, hob and extractor. Upstairs there are two bedrooms (one with built in storage cupboards) and a bathroom with a modern three piece suite. Outside there is a good sized, low maintenance rear garden and off street parking for one vehicle.

### TENANCY DETAILS

Available From: 30th June 2025

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted

- Semi detached house
- Two bedrooms
- Lounge, dining kitchen
- Kitchen with integrated appliances
- Bathroom with modern three piece suite
- Bedroom one with built in storage cupboards
- UPVC double glazing and combination GCH
- Off street parking for one vehicle
- Newly decorated and re-carpeted
- Front and rear garden

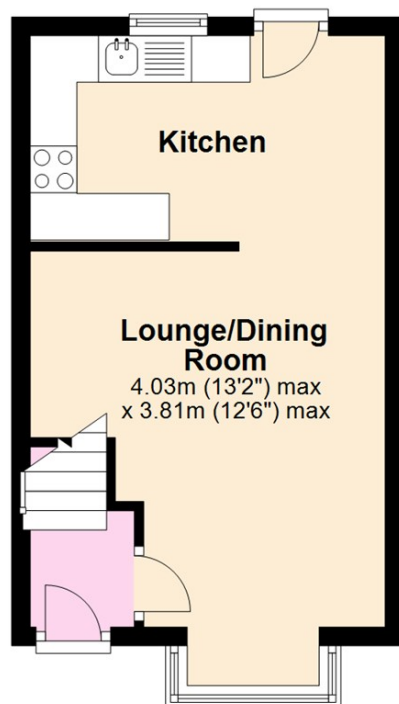




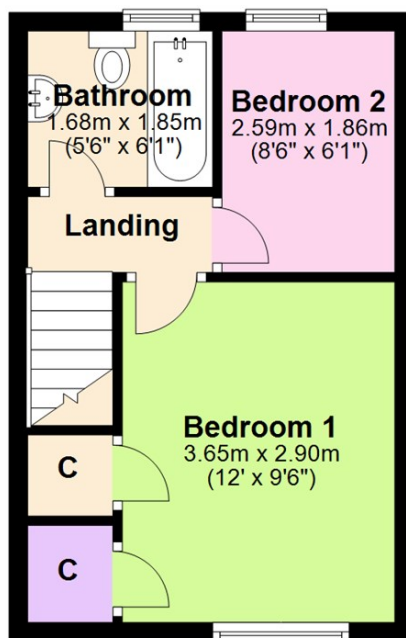




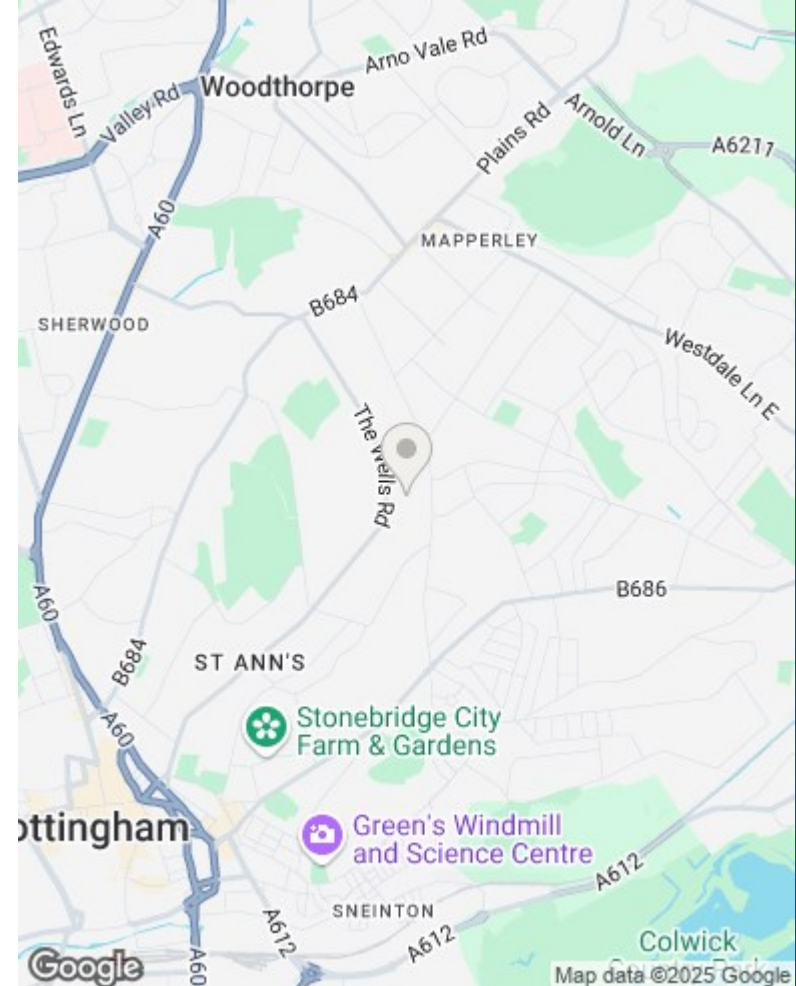
**Ground Floor**  
Approx. 24.6 sq. metres (265.2 sq. feet)



**First Floor**  
Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 49.3 sq. metres (530.9 sq. feet)



**Council Tax Band: A**  
**Nottingham City Council**

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**Ombudsman**