



2



1



1



D

DavidJames
the estate agent

Woodhedge Drive, Mapperley, Nottingham, NG3 6LW

£950 Per Calendar Month

About This Property

Situated at the end of a quiet cul-de-sac, this well-presented semi-detached bungalow offers a wonderful opportunity for Tenants seeking a comfortable and convenient home in a peaceful setting. Located within easy reach of both Nottingham City Centre and Mapperley Town Centre, the property boasts a welcoming entrance hall complete with a useful storage cupboard. The living room features attractive wooden finish flooring, while the adjoining kitchen is fitted with an integrated fridge, oven and hob. There are two bedrooms, with bedroom one benefitting from fitted wardrobes, and a modern shower room/WC completes the internal accommodation. The property is equipped with UPVC double glazing, a gas central heating system, and a burglar alarm for added peace of mind. Outside, the enclosed, south-facing rear garden is beautifully tiered, offering multiple seating areas including two decked sections and a paved patio, all ideal for relaxing or entertaining while enjoying elevated views of the surrounding area. The garden also features a handy shed, while the front of the property offers a neatly maintained lawn and off-street parking.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

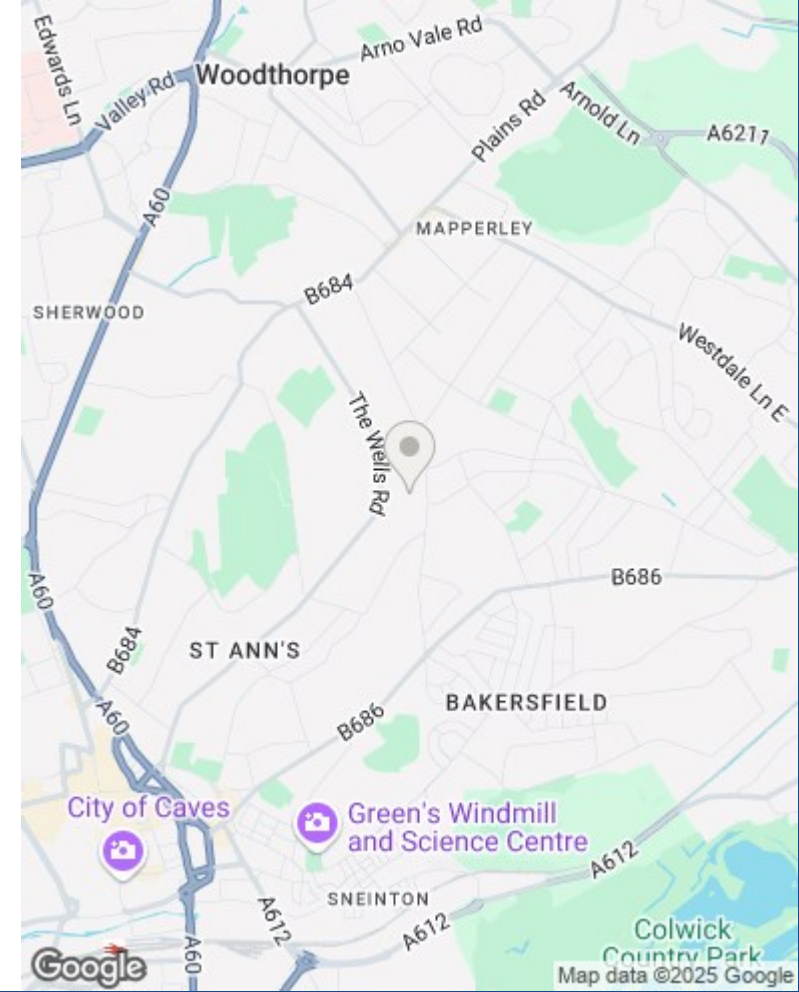
Council Band: B

Pets: Not permitted

- Semi-detached bungalow located in a quiet cul-de-sac
- Two bedrooms (bedroom one with fitted wardrobes)
- Entrance hall with handy storage cupboard
- Living room with wooden finish flooring
- Kitchen with integrated fridge, oven & hob
- Modern shower room / WC
- UPVC double glazing, gas central heating, burglar alarm system
- South facing rear garden with decking and paved patio area
- Off street parking & lawn to the front
- Within easy reach of Nottingham City Centre and Mapperley Town Centre







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).

Council Tax Band: B
Nottingham City Council

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

 **The Property
Ombudsman**