



DavidJames
the estate agent

Mickleborough Avenue, Nottingham, NG3 3EL

£850 Per Calendar Month

About This Property

A well-presented mid-townhouse situated down a quiet cul-de-sac and within close proximity of frequent bus routes to the city centre. There is a lounge with box window, modern kitchen with various appliances and a conservatory. The first floor comprises two bedrooms and a shower room/Wc with electric shower. The property further boasts a tiered rear garden and off-street parking.

TENANCY DETAILS

Available From: 17th November 2025

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

Pets: Not permitted



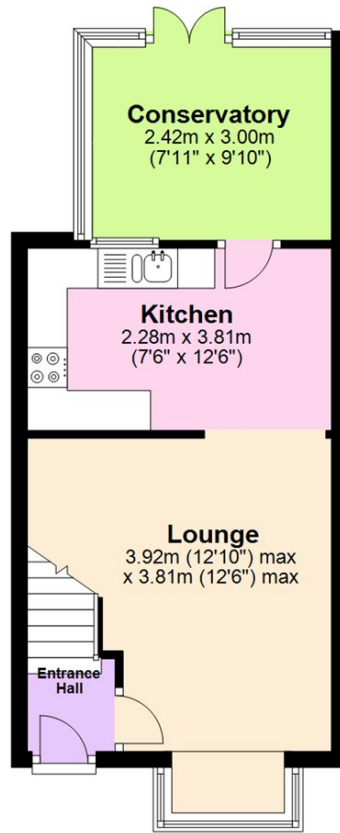
- Well-presented mid-townhouse
- Two bedrooms
- Lounge with wooden finish flooring and box window
- Modern kitchen with various appliances
- Conservatory
- Shower room/Wc with electric shower
- Majority UPVC double glazing, gas central heating
- Off-street parking
- Tiered rear garden and front lawn area
- Great location for bus links to the City Centre!





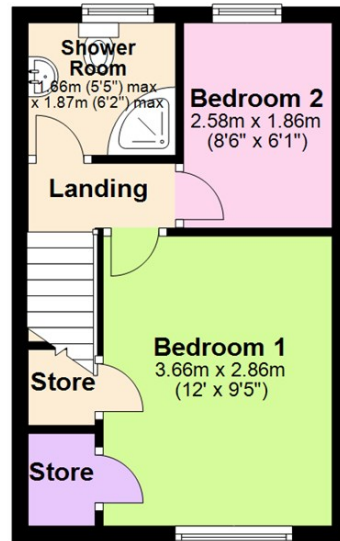
Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)

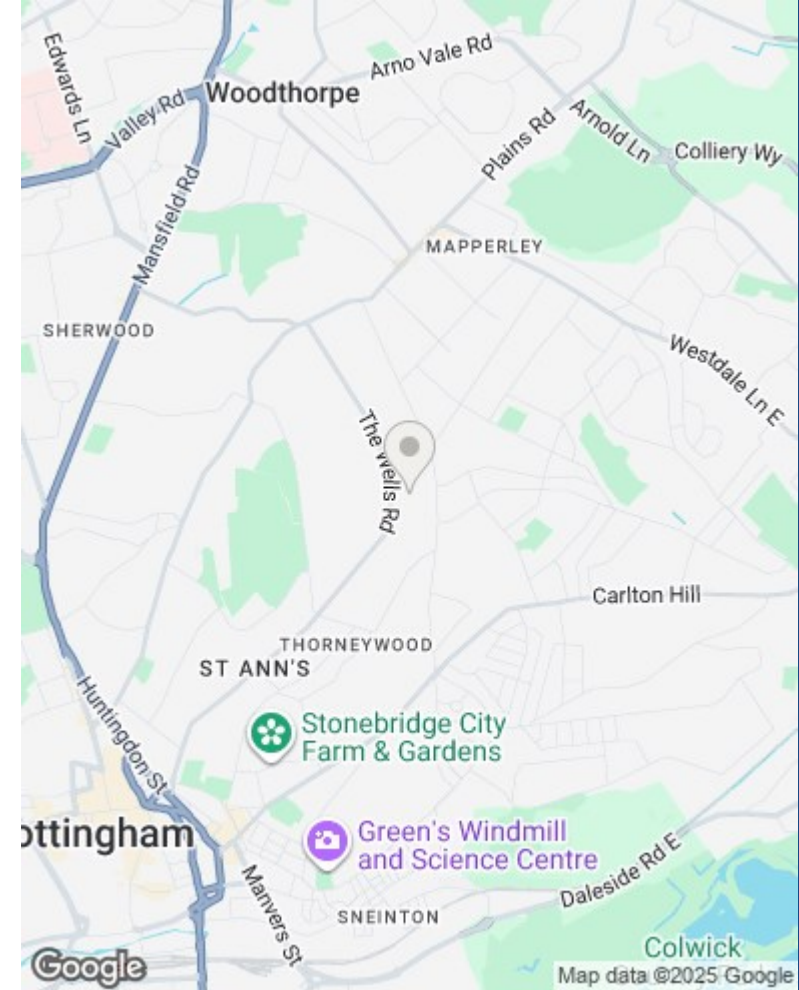


First Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 56.1 sq. metres (603.6 sq. feet)



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: A
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**