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DavidJames
the estate agent

Kingsbridge Avenue, Mapperley Plains, Nottingham, NG3 5SA

£850 Per Calendar Month



About This Property

A well-presented mid townhouse situated in a quiet residential area, within close proximity of Gedling Country Park. Freshly decorated throughout, the property boasts a good-sized lounge with under-stair storage, a **NEWLY FITTED KITCHEN** with appliances and breakfast area, and a conservatory. To the first floor there are two bedrooms and a shower room/WC with mains shower. Outside there is a low maintenance rear garden and a garage in a block.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: D

Council Band: B

Pets: Considered (with rent increase)

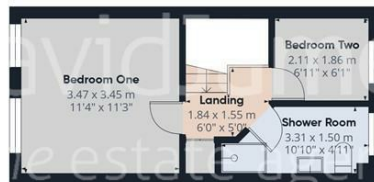
- Mid townhouse within walking distance of Gedling Country Park
- Two bedrooms
- Freshly painted throughout
- Porch and living room with under-stair storage
- **BRAND NEW** breakfast kitchen with appliances
- UPVC conservatory with French doors
- Shower room/WC with mains shower
- UPVC double glazed windows, gas central heating with **BRAND NEW** combi boiler
- Low maintenance rear garden, garage in block
- Frequent transport links nearby







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

68.1 m²
732 ft²

Reduced headroom

1.1 m²
12 ft²

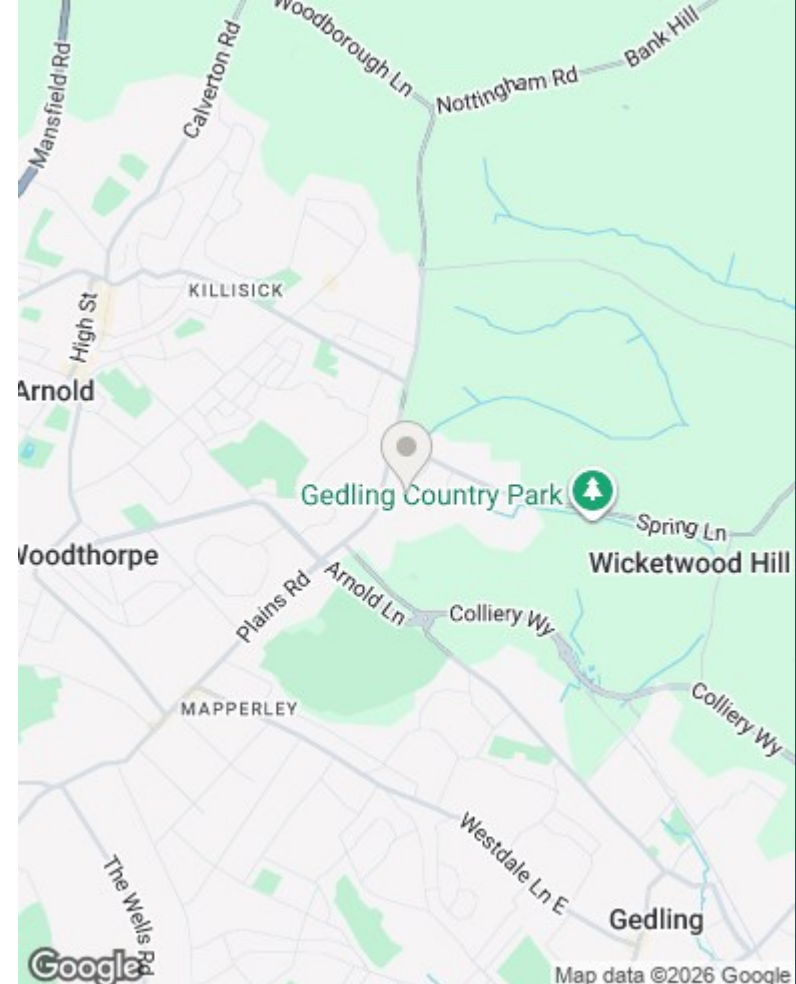
(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band: B
Gedling Borough Council

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The Property Ombudsman