



26 Penarth Rise, Mapperley, NG5 4EE  
£1,350 Per Calendar Month



Marriotts





# 26 Penarth Rise, Mapperley, Nottingham, NG5 4EE

- Three bedrooms
- Double glazed
- Garage
- Great location
- Gas central heating
- Good sized garden

This deceptively spacious house is situated in a desirable and quiet residential location, close to bus services and local amenities. With a driveway, garage and enclosed rear garden. Available long term from early October 2025.

**£1,350 Per Calendar Month**



## Overview

The well presented property has gas central heating and is situated on a quiet residential street. Available early October 2025, long term.

## Entrance Hallway

With UPVC double glazed door, storage cupboard and stairs down to the living area and kitchen.

## Bedroom 1

Having UPVC double glazed window with blinds, laminate flooring, radiator and built-in wardrobe.

## Bedroom 2

With UPVC double glazed window with blinds, laminate flooring, radiator and built-in wardrobe.

## Bedroom 3

Having UPVC double glazed window with blinds, laminate flooring and radiator.





## Bathroom

Fully tiled and with a modern white suite including a shower over the bath, UPVC double glazed window with blinds, chrome radiator and large mirror.

## Lounge

Having laminate flooring, two radiators and UPVC double glazed windows and French doors leading to the rear garden.

## Kitchen

Having a range of wood effect wall and base units including an integrated dishwasher, electric oven, gas hob and extractor hood. Washing machine, large fridge freezer, tiled flooring two UPVC double glazed windows with blinds and UPVC double glazed door giving side access.

## Outside

### Material Information

RESTRICTIONS -

DEPOSIT - £1555

AVAILABLE - Available early October, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - The landlord will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

ELECTRICITY & GAS SUPPLIER - Octopus Energy

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band C - Nottingham City Council

B R O A D B A N D   A V A I L A B I L I T Y   -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

M O B I L E   S I G N A L / C O V E R A G E   -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - Level access to



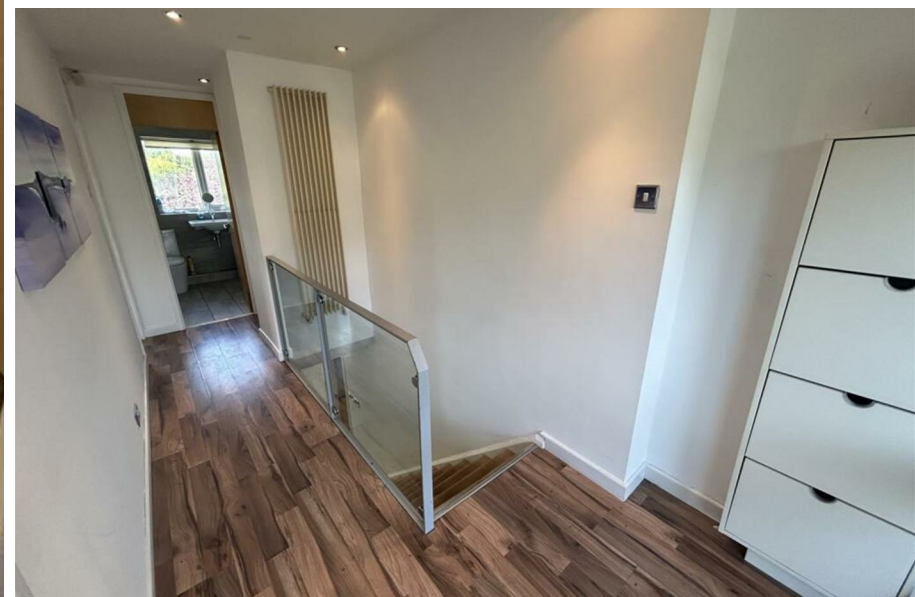






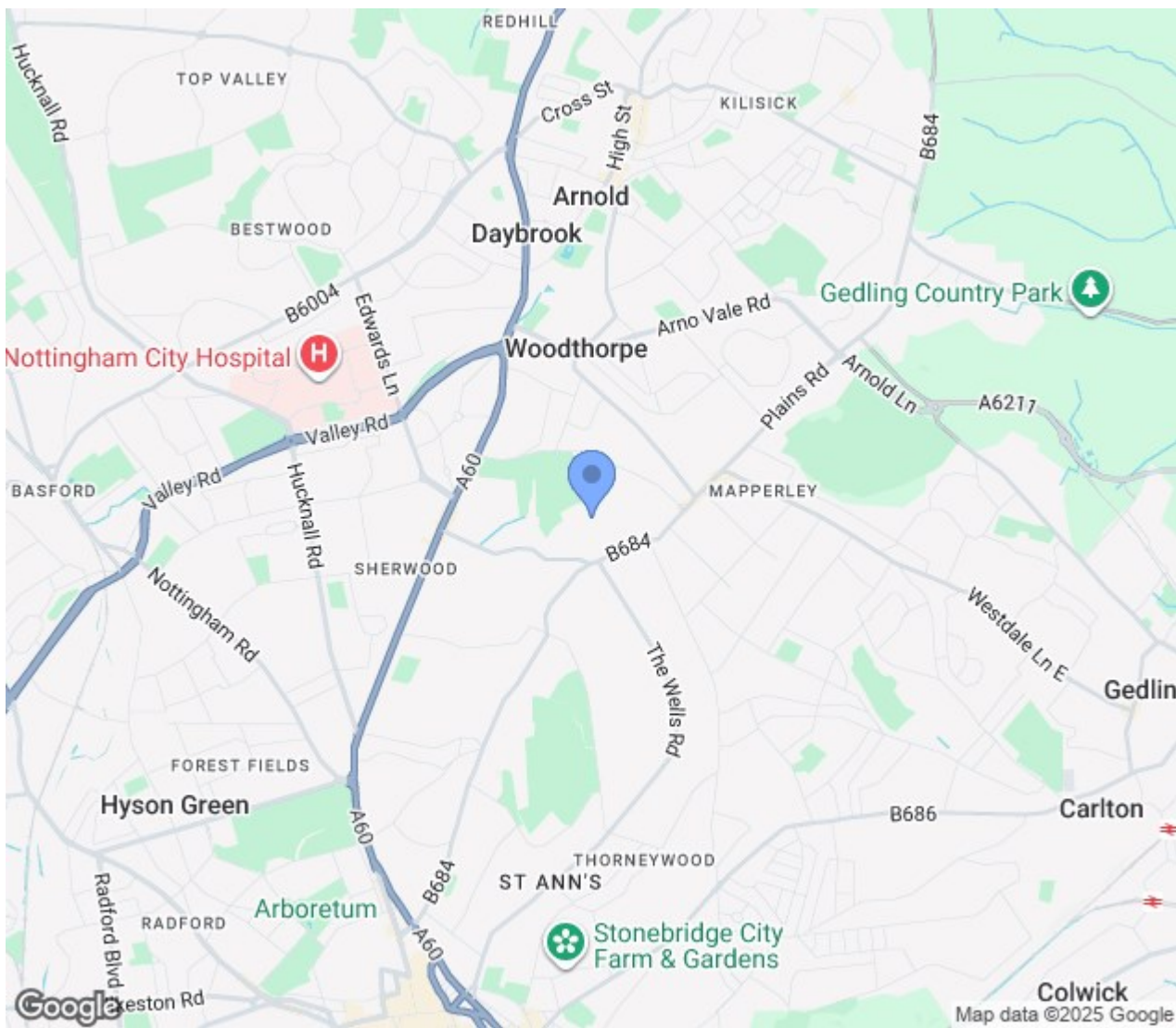
the front, steps down to the rear garden.

References and credit checks are mandatory.









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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or if you require any  
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