



**DavidJames**  
the estate agent

**Clementine Drive, Mapperley, Nottingham, NG3 5UX**

**£625 Per Calendar Month**



# About This Property

2 ROOMS AVAILABLE TO LET! A unique opportunity to rent a room in this substantial detached house, ideally located in a highly sought-after area. Perfect for working professionals, this stylish and spacious house-share offers comfortable and contemporary living with **BILLS INCLUDED** and rents ranging from £600pcm to £625pcm. There are 4 rooms available to choose from with two modern shared bath/shower rooms. The large and welcoming entrance hall includes a convenient cloakroom/WC, leading to a fantastic shared fitted kitchen complete with appliances and a bright, charming hexagonal dining area. A separate laundry room provides additional practicality, while underfloor heating to the ground floor ensures year-round comfort. Externally, there is a rear garden with a patio area, artificial lawn, and raised borders—perfect for relaxing outdoors. With UPVC double glazing, gas central heating, and close proximity to Mapperley's vibrant amenities, cafés, bars, and frequent transport links to Nottingham City Centre, this property offers both quality and convenience in an exceptional location.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

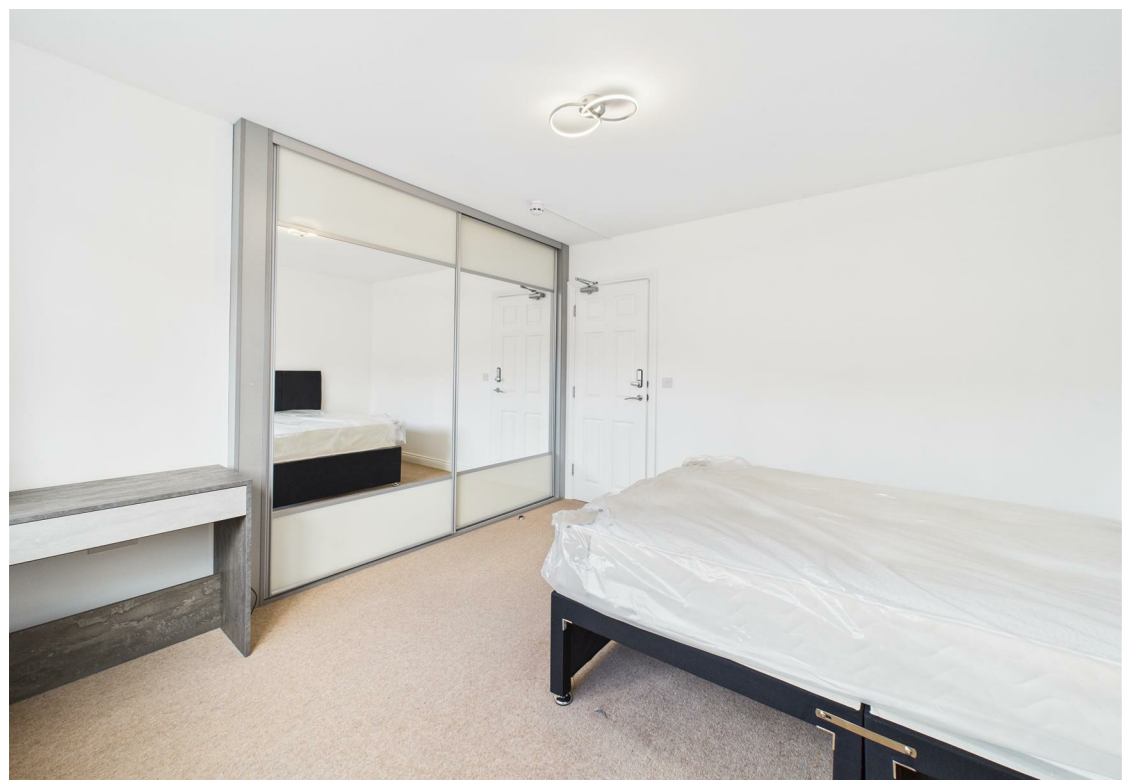
Furnishing: Furnished

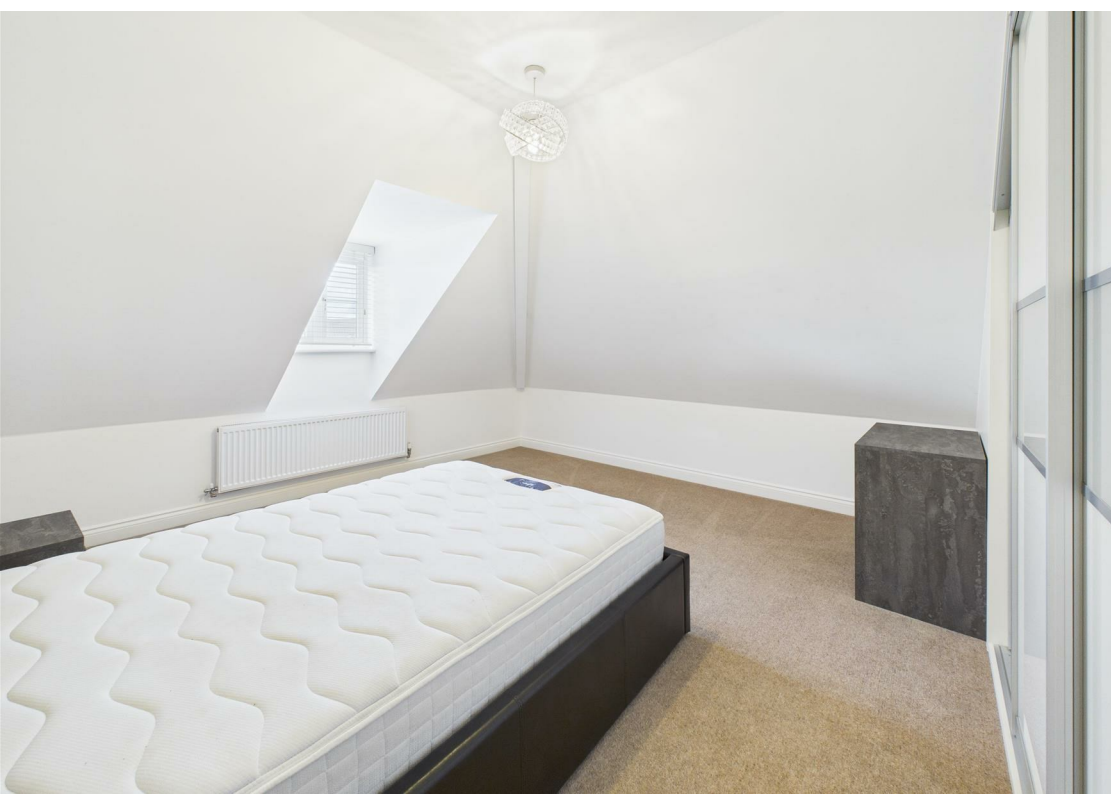
EPC Rating: C

Pets: Not permitted

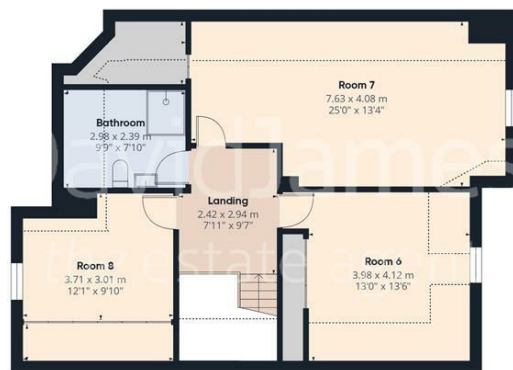
Bills: INCLUDED

- Two furnished rooms available to let in a shared detached house
- **BILLS INCLUDED** in the monthly rent (£600–£625pcm)
- Two shared bath/shower rooms
- Large entrance hall with cloakroom/WC
- Modern fitted kitchen with appliances
- Unique hexagonal dining area
- Separate laundry room for added convenience
- Underfloor heating to the ground floor and gas central heating throughout
- Rear garden with patio, artificial lawn, and raised borders
- Prime Mapperley location close to local shops, bars, cafés, and transport links to Nottingham City Centre









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Approximate total area<sup>(1)</sup>

249.1 m<sup>2</sup>

2682 ft<sup>2</sup>

Reduced headroom

22.5 m<sup>2</sup>

242 ft<sup>2</sup>

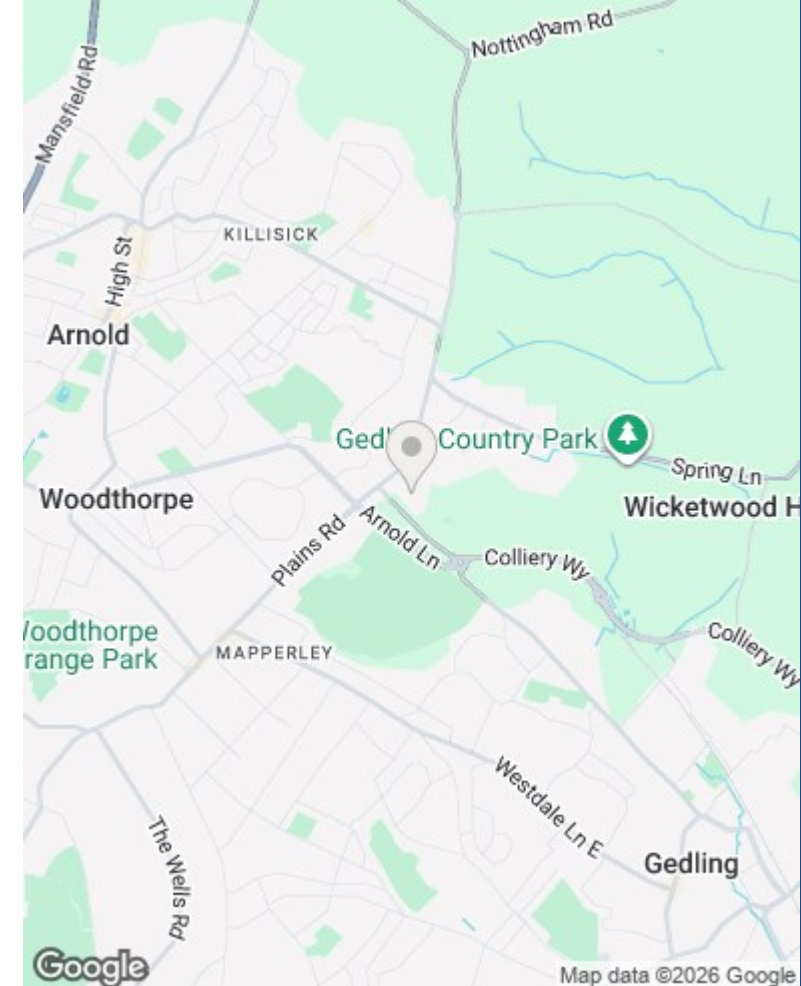
(1) Excluding balconies and terraces

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: Exempt**

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**PROTECTED**

**The Property  
Ombudsman**