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**Macmillan Close, Porchester Road, Mapperley, Nottingham, NG3 6GJ**

**DavidJames**  
the estate agent

**£1,000 Per Calendar Month**

# About This Property

An end townhouse set in a development away from Porchester Road and in easy reach of Mapperley's amenities and Nottingham City Centre via frequent bus routes. To the ground floor, there is a lounge and a modern kitchen with integrated appliances. The first floor comprises of three bedrooms complemented by a modern bathroom. Outside is a pleasant communal area to the front and a rear garden with patio.

## TENANCY DETAILS

Available From: Now

Furnishing: Unfurnished

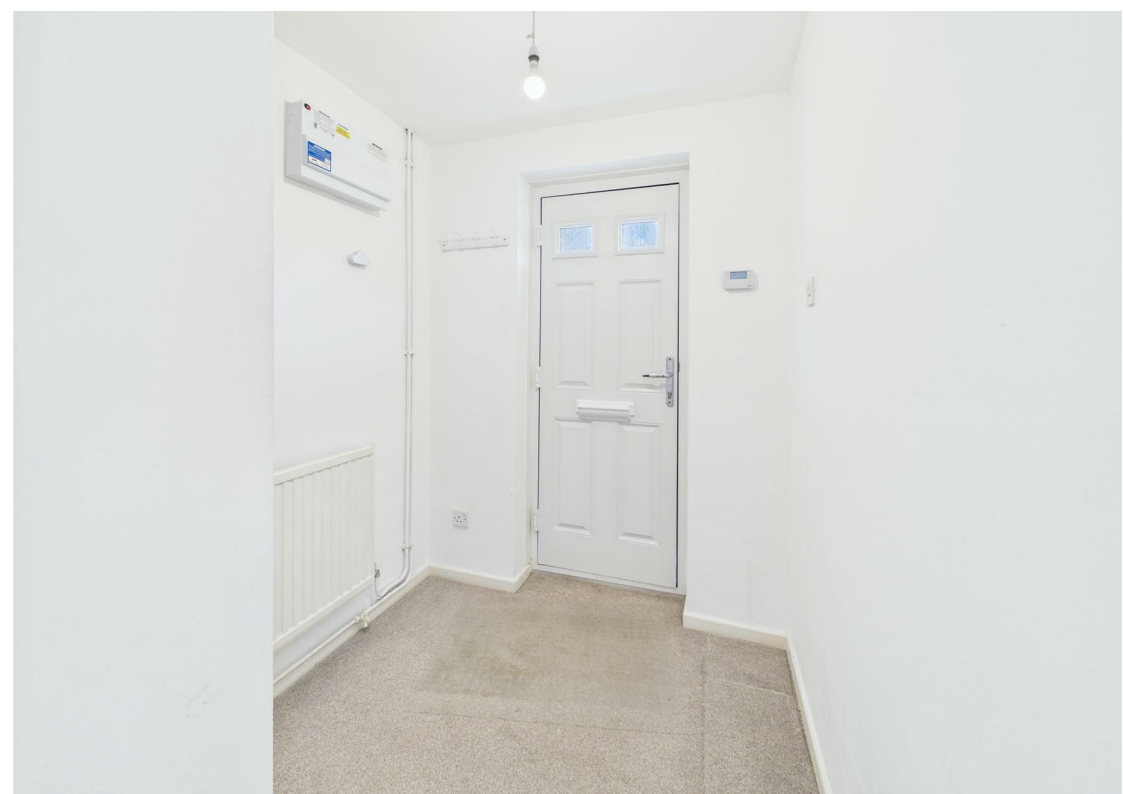
EPC Rating: C

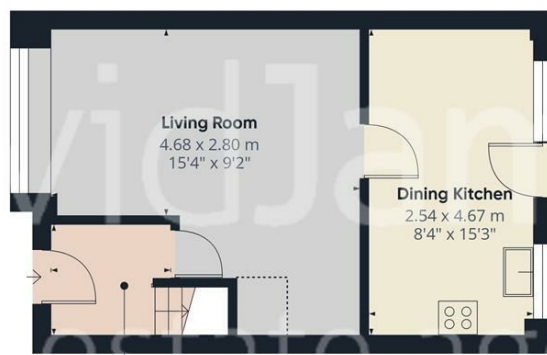
Council Band: B



- Well presented end townhouse
- Three bedrooms (bedroom one with built in wardrobes)
- Entrance hall
- Lounge with bow window
- Modern white high gloss kitchen with appliances
- Bathroom/Wc with white suite and mixer shower
- Combination gas central heating
- UPVC double glazing
- Rear garden with patio area
- Exclusive development set away from Porchester Road







**Hallway**  
1.82 x 1.71 m  
5'11" x 5'7"

Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
64.2 m<sup>2</sup>  
691 ft<sup>2</sup>

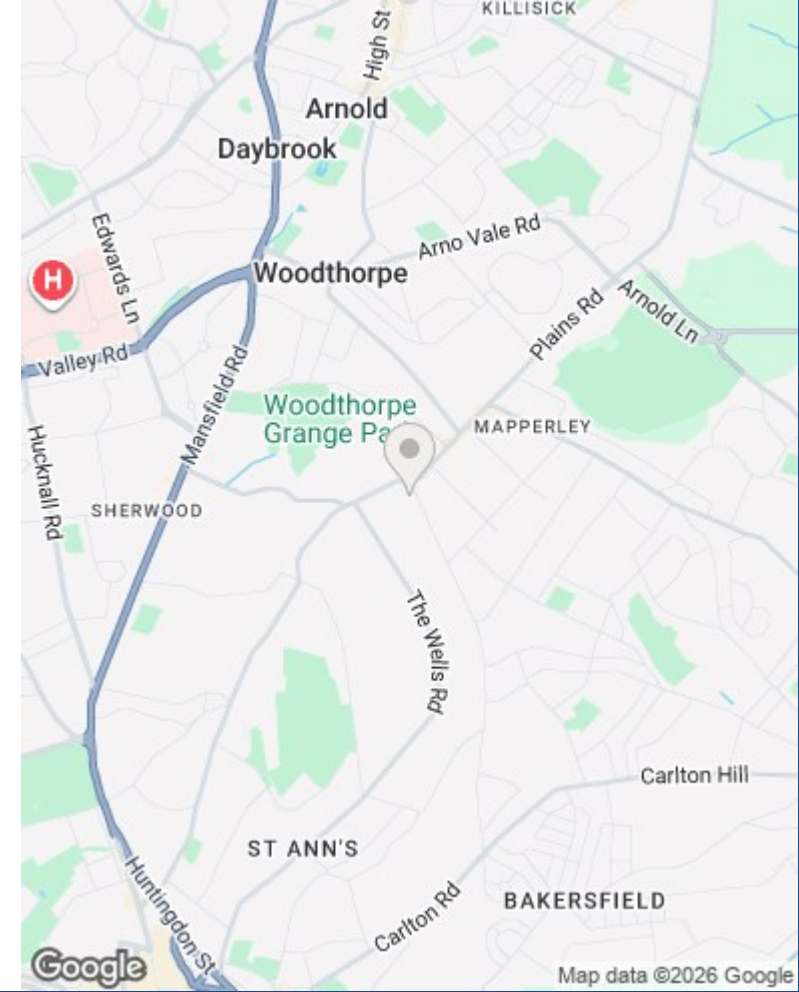
**Reduced headroom**  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(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.

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**Council Tax Band: B**  
**Nottingham City Council**



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