



DavidJames
the estate agent

Marvyn Close, Bulwell, Nottingham, NG6 9FJ

£1,100 Per Calendar Month

About This Property

A well-presented link detached house. Upon entering, you are greeted by an entrance hall boasting under-stair storage and a convenient wash basin and a ground floor WC. There is a kitchen diner, featuring ample units and some appliances, whilst the light and airy living room beckons with French doors, offering a seamless transition to the outdoors. Upstairs, three well-appointed bedrooms await, complemented by a Jack & Jill bathroom/WC adorned with a white suite and mains shower. Outside, the driveway provides off-street parking alongside an integral garage equipped with electricity and lighting and a private enclosed rear garden. With ample amenities and transport links close by, this property promises a convenient and comfortable lifestyle.

Available From: Now
Furnishing: Unfurnished
EPC Rating: C
Council Band: B

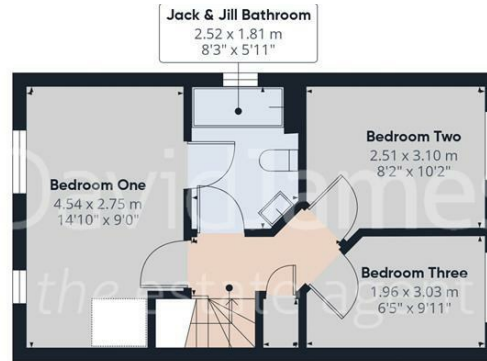
- Modern link detached house
- Three bedrooms
- Entrance hall with washbasin
- Lounge with laminate flooring and French doors
- Dining kitchen with integrated appliances
- Jack & Jill bathroom/Wc with mains shower
- Gas central heating, UPVC double glazing
- Driveway and garage provide parking
- Enclosed lawned rear garden
- Close to good transport links







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

80.9 m²
871 ft²

Reduced headroom

1 m²
11 ft²

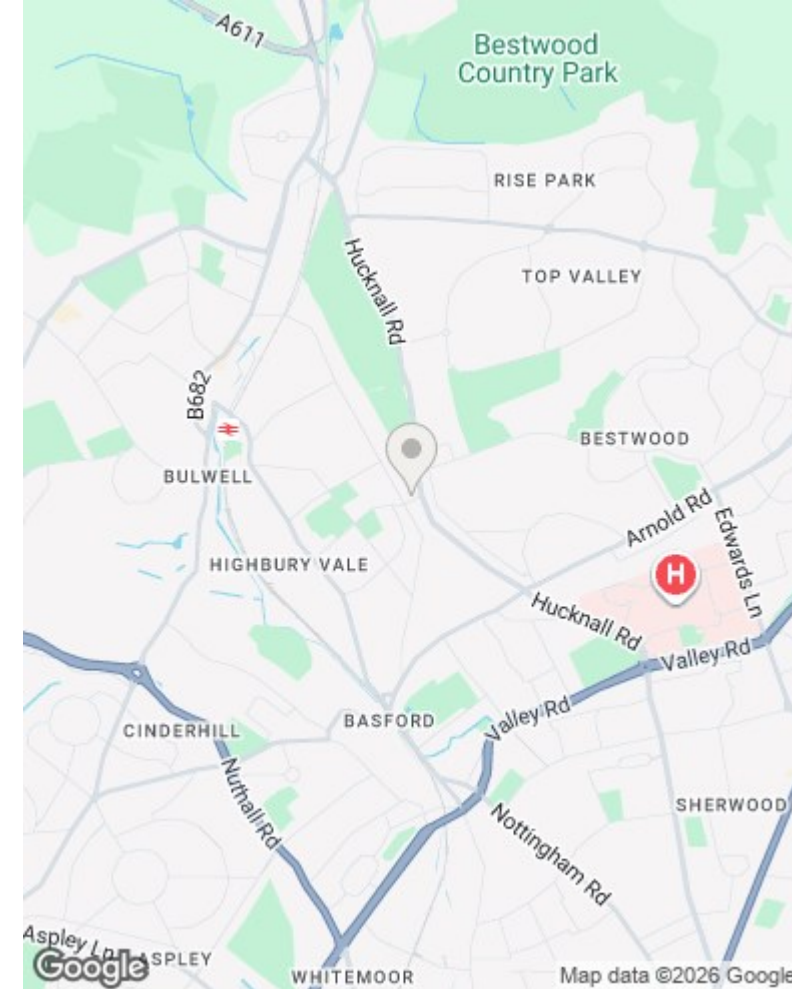
(1) Excluding balconies and terraces

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
Nottingham City Council

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The Property Ombudsman