



## 47 HENDON RISE NOTTINGHAM

£1,050 Per

A spacious 3 bedroom detached house situated within 1.5 miles of Nottingham city centre!  
The perfect property for a family or couple.

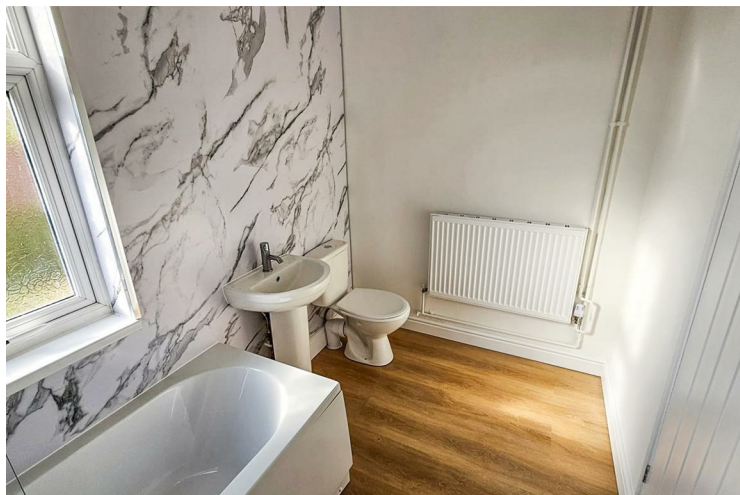
- Front garden and driveway.
- Entrance hallway leading into a lounge with bay window and under the stairs cupboard.
- Modern kitchen to include fitted units, oven, hob, extractor fan. There's also space and plumbing for a washing machine and dishwasher.



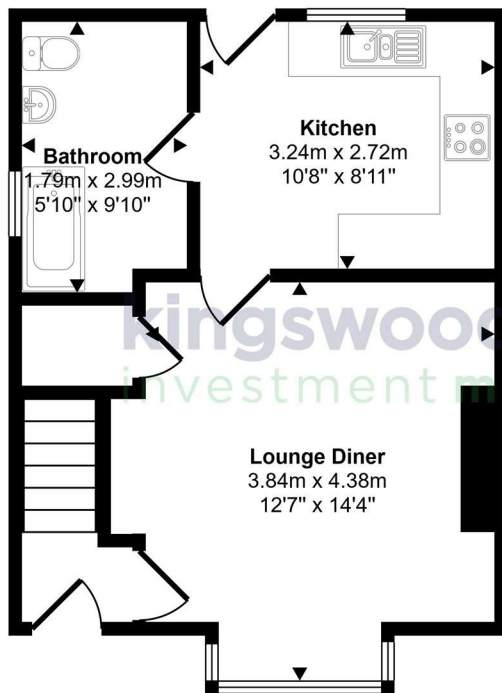
- Detached house • Spacious rear and side garden • Modern fitted kitchen • Modern ground floor bathroom



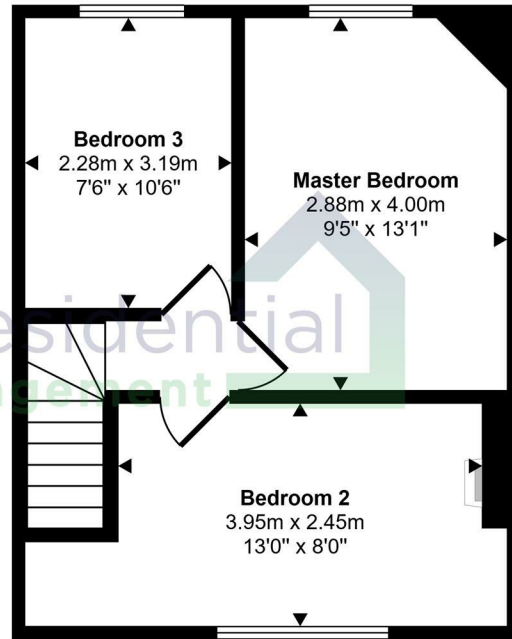
- Driveway • Unfurnished • 3 double sized bedrooms • Close reach of Nottingham city centre & Mapperley town centre



Approx Gross Internal Area  
71 sq m / 761 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft



First Floor  
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 57      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: D     Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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