



 3

 2

 1

 C

**DavidJames**  
the estate agent

**Plains Road, Nottingham, NG3 5QT**

**£1,250 Per Month**

# About This Property

This well-presented three-bedroom semi-detached home in the sought-after area of Mapperley offers spacious and versatile accommodation. The property welcomes you with an entrance hallway leading into a generous living room, enhanced by a large bay window that fills the space with natural light. To the rear, a separate dining room leading into a modern kitchen, complete with a double oven and hob, extractor fan, and ample cupboard storage. A convenient ground floor WC adds further practicality. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath. Externally, there is a private rear garden ideal for outdoor enjoyment, along with a large driveway to the front offering off-street parking for multiple vehicles. Positioned close to Mapperley's excellent local amenities, schools, and public transport links.

## TENANCY DETAILS

Available From: NOW

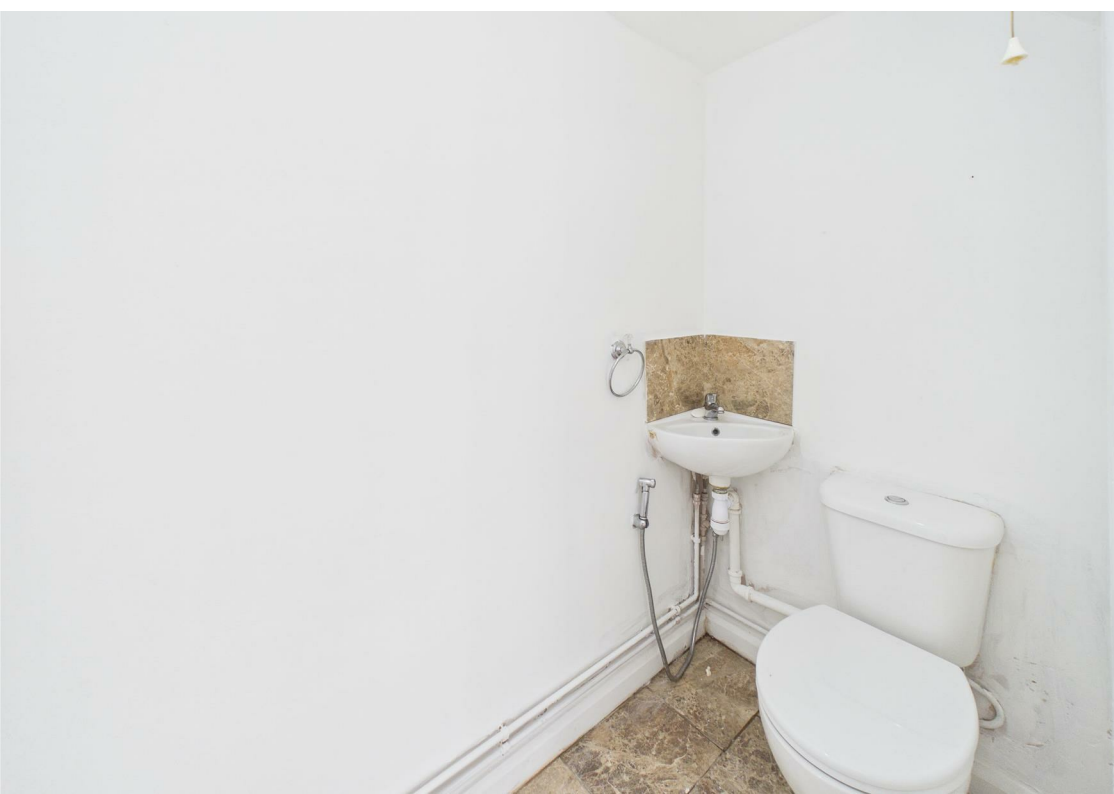
Furnishing: Unfurnished

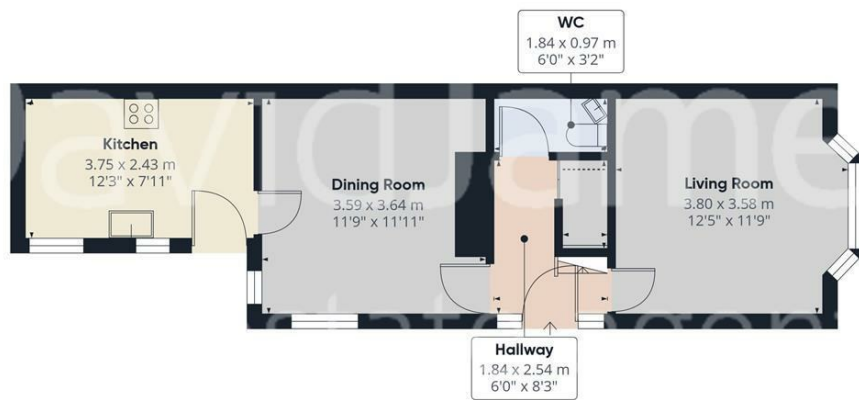
EPC Rating: C

Council Band: B

- Semi-detached house
- Three double bedrooms
- Spacious living room with bay window
- Separate dining room
- Modern kitchen with double oven and hob
- Ground floor WC
- Bathroom with shower over bath
- Full double glazing & gas central heating
- Large driveway providing ample off-street parking
- Close to local amenities and transport links







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
81.4 m<sup>2</sup>  
876 ft<sup>2</sup>

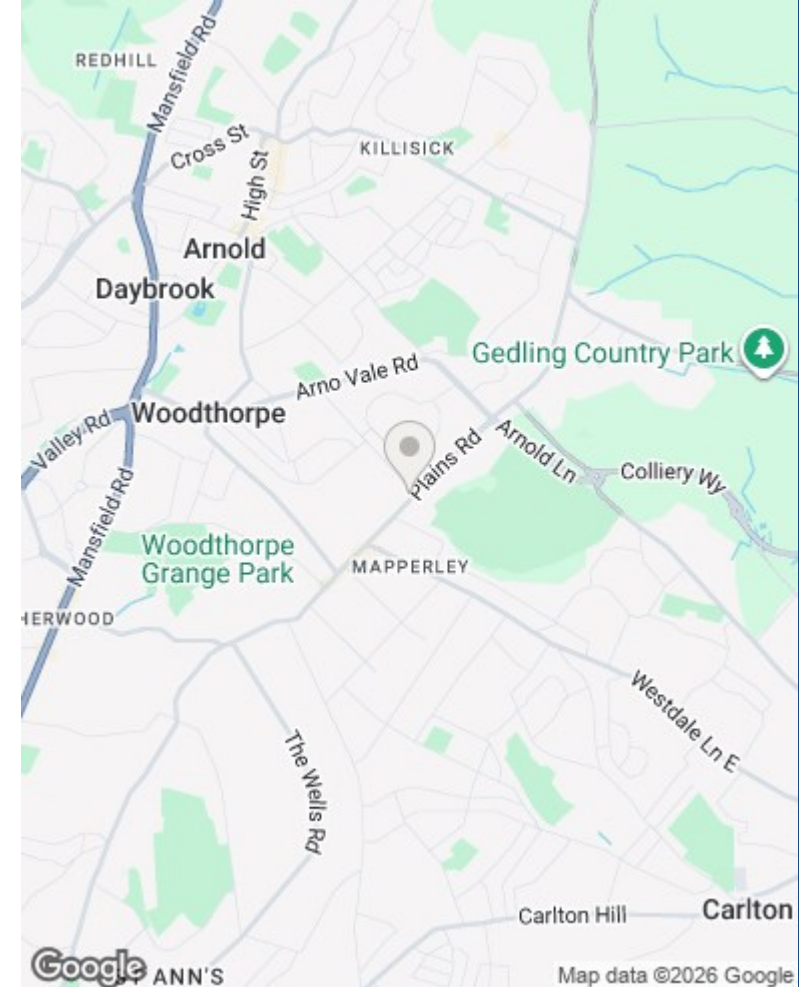
Reduced headroom  
1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: B**  
**Gedling Borough Council**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

