



DavidJames
the estate agent

Birkland Avenue, Mapperley, Nottingham, NG3 5LA

£1,699 Per Calendar Month

About This Property

A superb, deceptively spacious extended detached house, a stone's throw from Mapperley Top with it's plentiful amenities! There is an entrance hall with Wc/utility room, dining room with bay window and feature fire surround, lounge with feature open fireplace, modern fitted kitchen with range cooker and integrated appliances with a fantastic adjoining open plan dining/family room with French doors and skylight window. The first floor comprises four double bedrooms (bedroom one with en-suite shower room) complemented by a modern four-piece suite bathroom. The property further boasts a private rear garden with patio and lawn areas and off-street parking for up to two cars.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

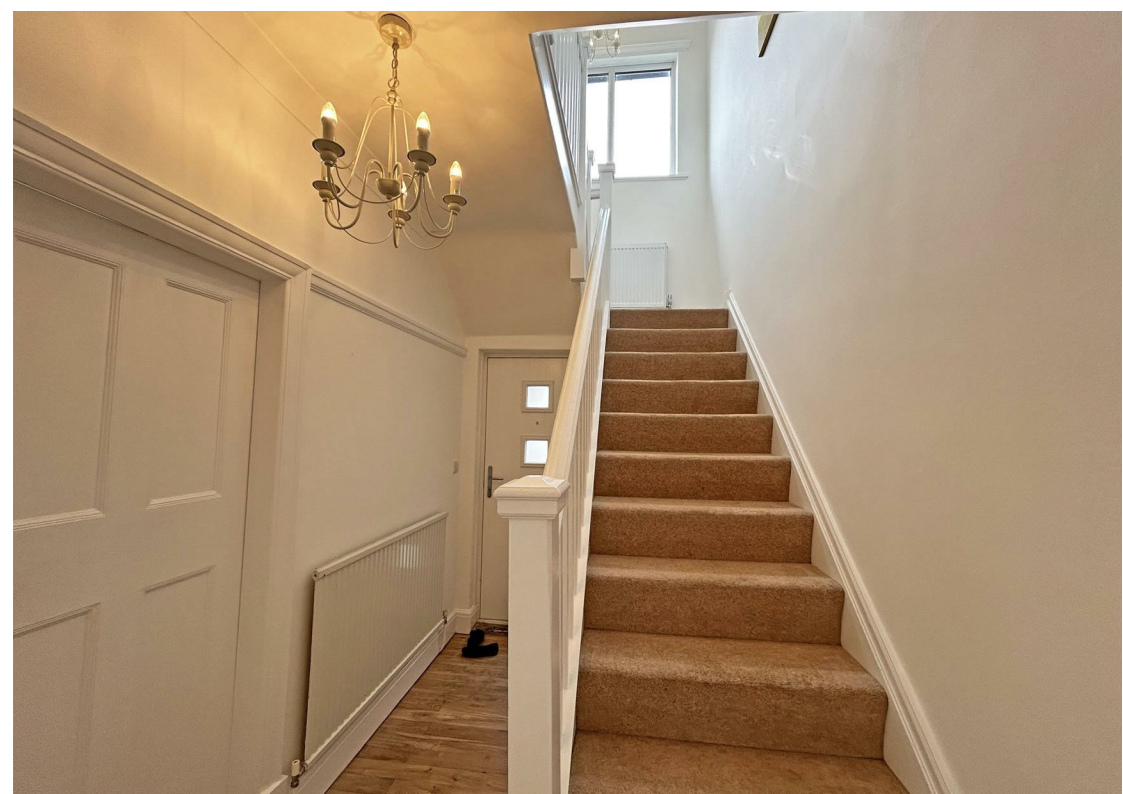
EPC Rating: D

Council Band: E

Pets: Not permitted

- Superb extended detached house
- Four double bedrooms (en-suite shower room to bedroom one)
- Entrance hall with Wc/utility room
- Dining room with bay window and feature fire surround, lounge with feature open fire
- Adjoining open plan family/dining room with French doors and skylight window
- Modern kitchen with range cooker and integrated appliances
- Four-piece suite bathroom
- Gas central heating, UPVC double glazing
- Off-street parking for up to two cars, private rear garden
- A stone's throw from Mapperley Top!





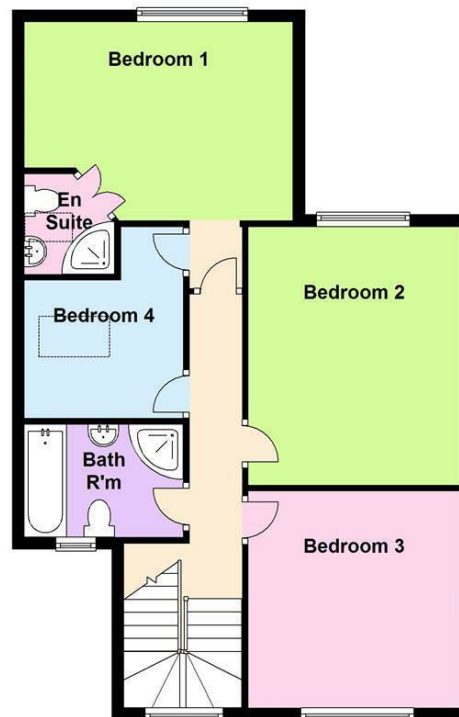
Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)

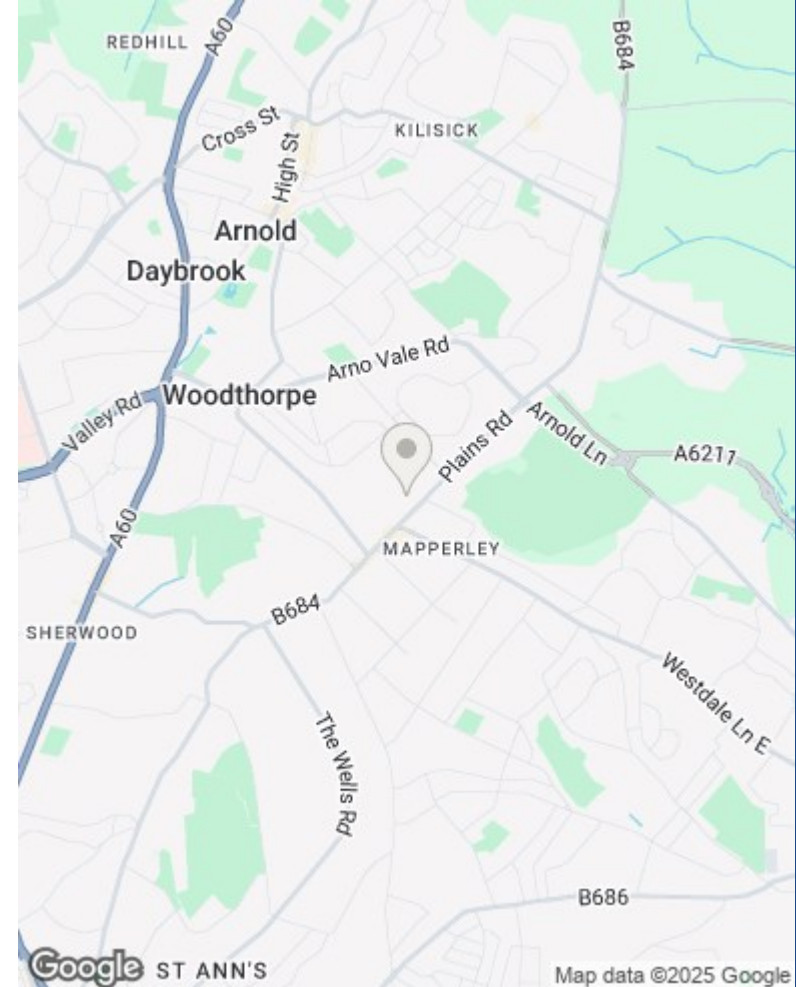


First Floor

Approx. 67.3 sq. metres (723.9 sq. feet)



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)



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Council Tax Band: E
Gedling Borough Council

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The Property
Ombudsman