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**DavidJames**  
the estate agent

**Staplehurst Drive, Heathfield Estate, Nottingham, NG5 1NY**

**£895 Per Calendar Month**



# About This Property

A mid terraced house, a short walk from Nottingham City Hospital and frequent bus links to the City Centre. The property boasts a lounge and a dining kitchen with a range of units and integrated appliances. To the first floor there are three bedrooms (including two double bedrooms) and a bathroom/WC with white suite and electric shower. Outside is a driveway providing off-street parking and a lawned rear garden. VIDEO TOUR AVAILABLE!

## Please Note:

This property is currently undergoing works to replace the bathroom. Photos will be updated when this work is completed.

## TENANCY DETAILS

Available From: 10/10/2025

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted



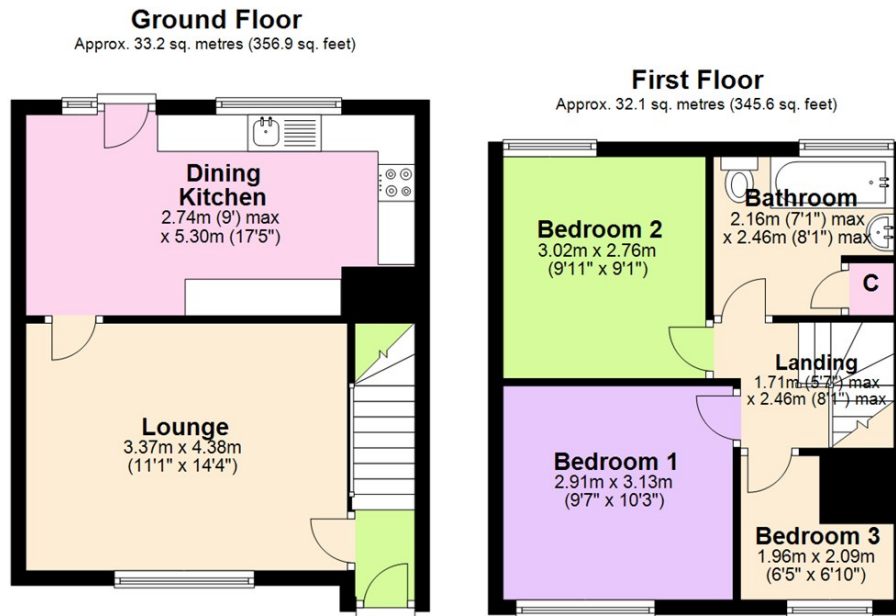
- Mid terraced house a short walk from Nottingham City Hospital
- Three bedrooms (including two double bedrooms)
- Lounge and a dining kitchen with integrated appliances
- Newly fitted bathroom
- UPVC double glazed windows
- Gas central heating
- Driveway providing off-street parking
- Lawned rear garden
- Close to frequent bus links



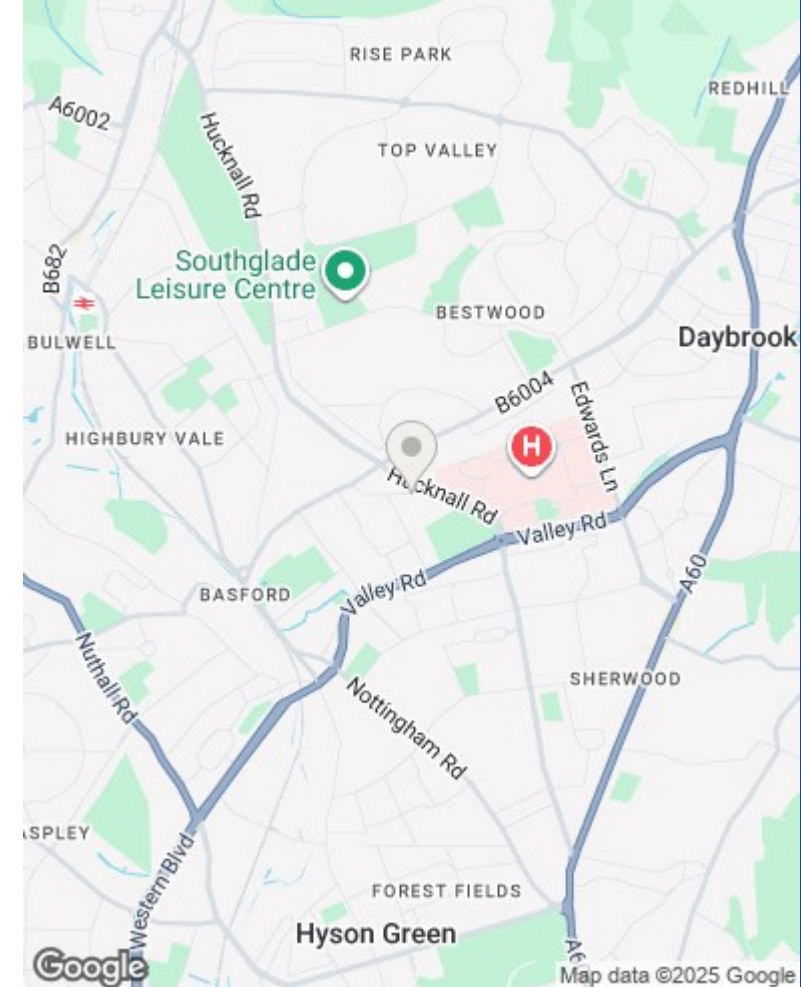








Total area: approx. 65.3 sq. metres (702.5 sq. feet)



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**Council Tax Band: A**  
**Nottingham City Council**

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

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**The Property Ombudsman**