



## 3B KENT ROAD NOTTINGHAM

**£1,150 PCM**

A spacious 3 bedroom detached house with a driveway and garage within a sought after area in Mapperley.



- Driveway and garage
- Downstairs WC
- Kitchen includes washing machine and dishwasher
- Conservatory
- Large open living / dining room

## Kitchen

This stylish home features a modern kitchen with light grey shaker-style fitted units, complemented by wooden laminate worktops and dark tile-effect vinyl flooring. The kitchen includes an oven, gas hob, integrated fridge and freezer, along with fitted units. A washing machine and dishwasher are also provided, though these are not maintained by the landlord.

## Open Dining / Living room

The property offers a spacious open-plan dining (2.90m x 2.22m) and living area, each with separate entrances, wooden laminate flooring, white walls, and a decorative fire place. From the living area, French doors lead to a conservatory overlooking the rear and side gardens. The garden is low maintenance and includes a decked area, perfect for summer seating.

## Conservatory

At the rear of the property, a conservatory is accessed from the living room and offers views of both the rear and side gardens. The garden is low-maintenance and features a decked area, ideal for outdoor seating and summer entertaining.

## Downstairs W/C

A convenient W/C is located under the stairs and includes a sink and toilet with beige tiles.

## Master Bedroom

The master bedroom at the front of the property features a built-in mirrored wardrobe spanning the width of the room, wooden laminate flooring, and white walls.

## Shower Room

The shower room has black tiled flooring, white marble wall tiles, a chrome towel radiator, and a large shower cubicle. The

sink and WC are set within fitted units along the back wall. (Please note, there is no bath.)

## Bedroom 2

The second bedroom is a comfortable double room with wooden laminate flooring and white walls.

## Bedroom 3

There is also a small single room, ideal for an office or dressing room, featuring an oak mirrored wardrobe and built-in storage cupboard.

## Garage

A detached garage is located to the side of the property behind metal gates on the driveway. There is room to fit at least 2 cars on the driveway. The garage is lockable and has power, though no lighting is installed.

## Location

The property is in a south after area of Mapperley. The property is within a short walking distance of a large selection amenities and has great access to public transport links into Nottingham City Centre and The City Hospital.

## Relevant information

Access: Small steps in and out of the property.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating and hot water via gas boiler

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low



- Within walking distance of Mapperley Plains • Nottingham city centre within easy reach • Sought after location • Within short walking distance of a large selection amenities to choose from

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

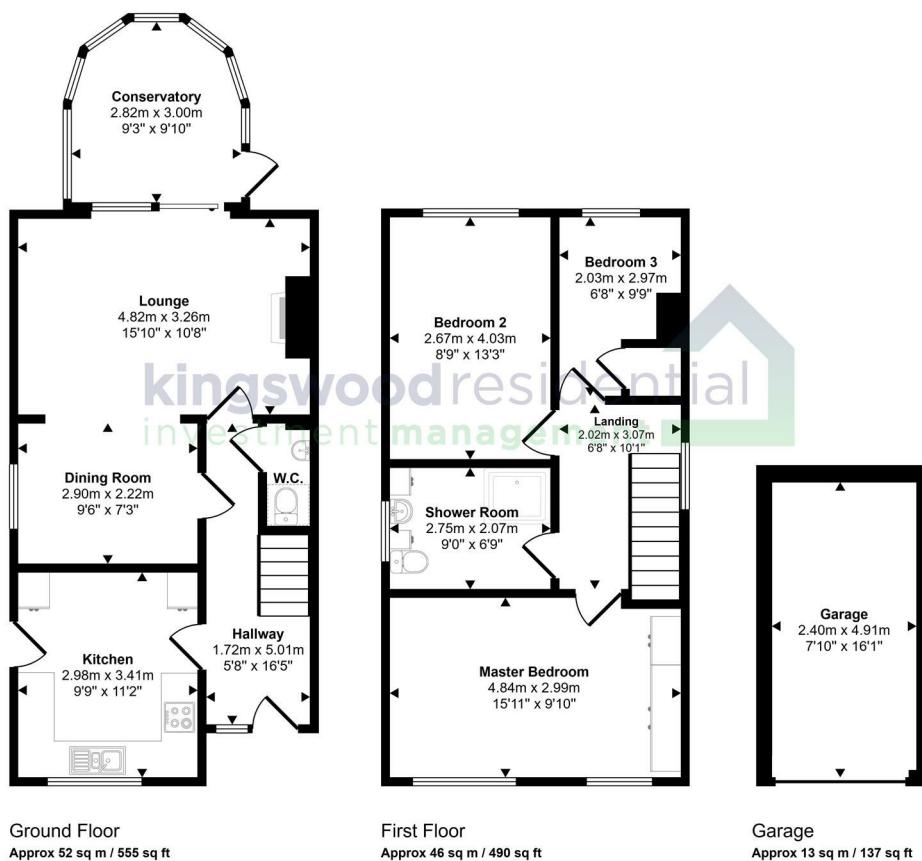
Coal mining area location: located on the coalfield.

Any planning permission in the area:

<https://pawam.gedling.gov.uk/online-applications/>



Approx Gross Internal Area  
110 sq m / 1181 sq ft



Denotes head height below 1.5m

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) A		
(81-91) B		78
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

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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