



**46 Roseleigh Avenue, Mapperley, Nottingham, NG3 6FH**

Guide Price £300,000 – £325,000

**DavidJames**  
the estate agent





## 46 Roseleigh Avenue

Mapperley, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stylish semi-detached home in a sought-after location
- Two well presented double bedrooms including a large double with contemporary en-suite shower room and dressing room area
- Spacious lounge with welcoming wood-burner and French doors with views onto the landscaped rear garden
- Modern dining kitchen, stylish grey units paired with solid wooden worktops, Belfast sink and real wood flooring
- Generous utility room with direct access to rear garden, and well appointed Wc for added convenience
- Sharps fitted wardrobes to the second bedroom
- Baxi combination boiler for efficient heating and fully insulated loft for energy efficiency
- Private landscaped rear garden with patio and lawn areas with a variety of mature trees, bushes and shrubs
- Excellent transport links and well-regarded local schools nearby









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

93.7 m<sup>2</sup>  
1008.57 ft<sup>2</sup>

**Reduced headroom**

0.96 m<sup>2</sup>  
10.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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