



15 Rowland Avenue, Mapperley – NG3 6BZ

Guide Price **£350,000**

DavidJames
the estate agent



15 Rowland Avenue

Mapperley, Nottingham

GUIDE PRICE £350,000 – £375,000 NO CHAIN! 3 bed detached home within easy reach of Mapperley's amenities! 2 receptions, conservatory and an established southerly-facing garden, driveway and garage!

Council Tax band: C

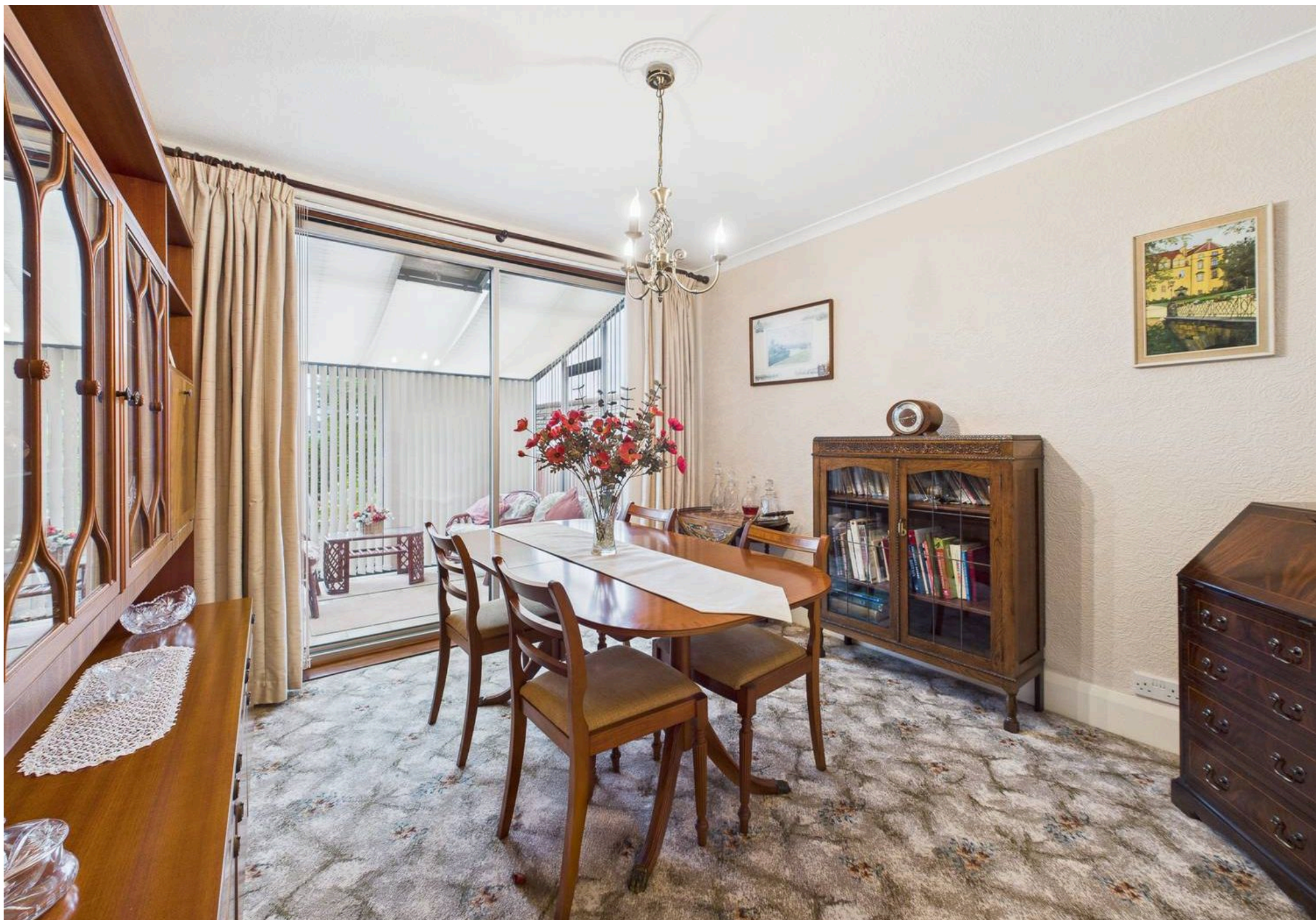
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home available with no upward chain
- Two reception rooms (spacious lounge and a separate dining room)
- Within easy reach of Mapperley's excellent amenities, frequent bus services and popular schools
- Bright conservatory with garden views
- Fitted kitchen with integrated cooking appliances
- Three bedrooms (including two double bedrooms)
- First floor bathroom with a separate WC and an additional downstairs toilet
- Glow-worm boiler replaced under current ownership
- Established southerly-facing garden with patio, lawn and mature planting
- Long gated multi-car driveway and a detached garage with potential for storage/workshop use









Floor 0



Floor 1

Approximate total area⁽¹⁾

103.1 m²

1109 ft²

Reduced headroom

0.5 m²

6 ft²

(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.

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