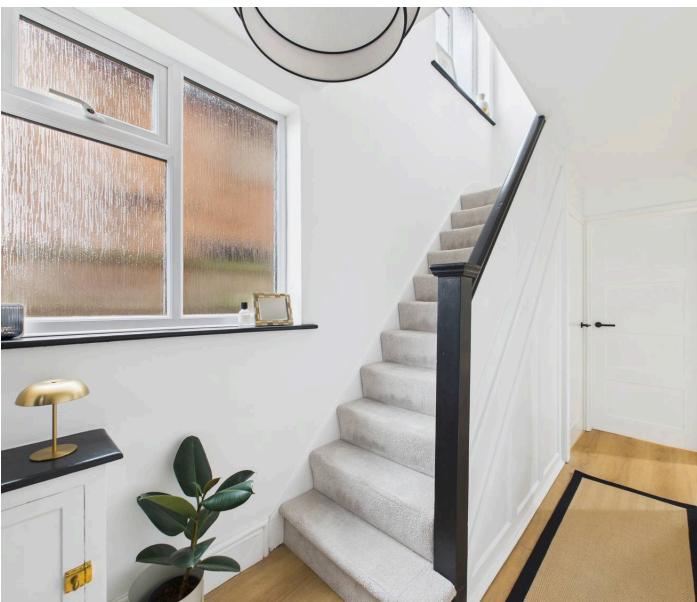




44 Roseleigh Avenue, Nottingham – NG3 6FH

Guide Price £325,000

DavidJames
the estate agent



44 Roseleigh Avenue

Nottingham, Nottingham

Beautifully presented 3 bed semi-detached home thoughtfully designed for family life with amenities and bus links close by. Superb accommodation with 2 reception rooms, stunning kitchen and bathroom!

Council Tax band: B

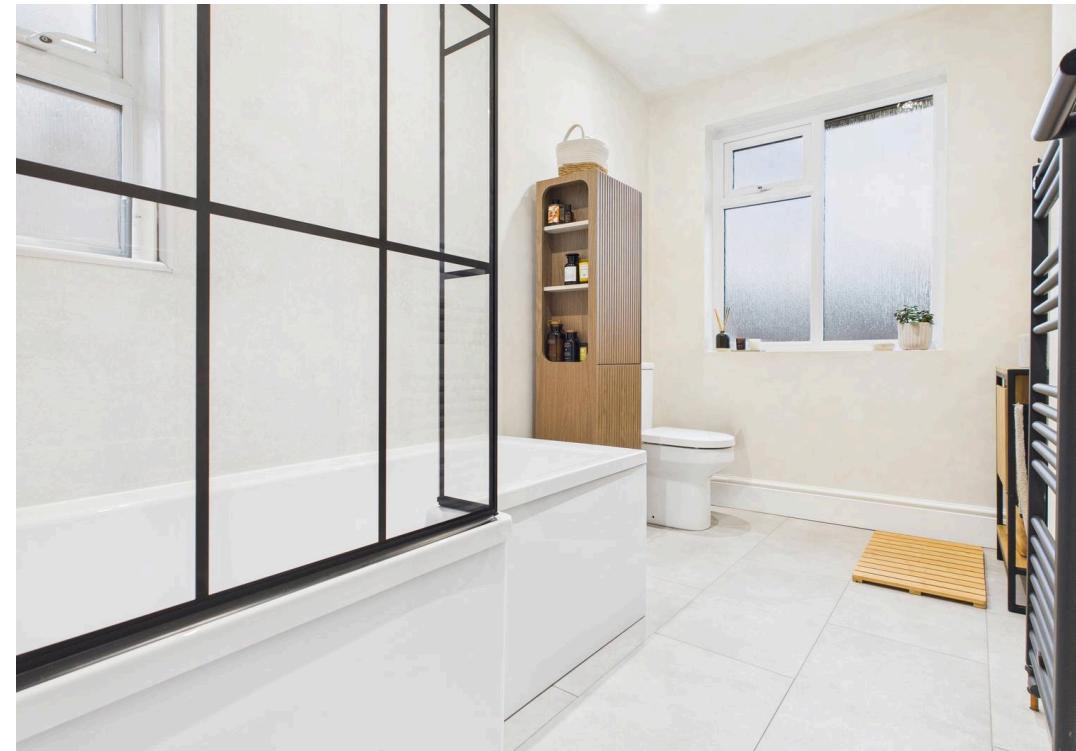
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Beautifully-presented traditional semi-detached home
- Occupying a lovely position with Mapperley's excellent amenities and regular bus services close by
- Two inviting and versatile reception rooms (lounge with feature bay window and separate dining room with access to the garden)
- Stylish kitchen with shaker-style units, charming Belfast sink and integrated appliances
- Three bedrooms
- Charming main bedroom featuring a decorative fireplace and bay window
- Stunning contemporary bathroom featuring a white three-piece suite with modern countertop basin and storage below
- Generous rear garden with westerly aspect, paved patio and lawn bordered by mature planting
- Driveway providing convenient off-street parking for one vehicle



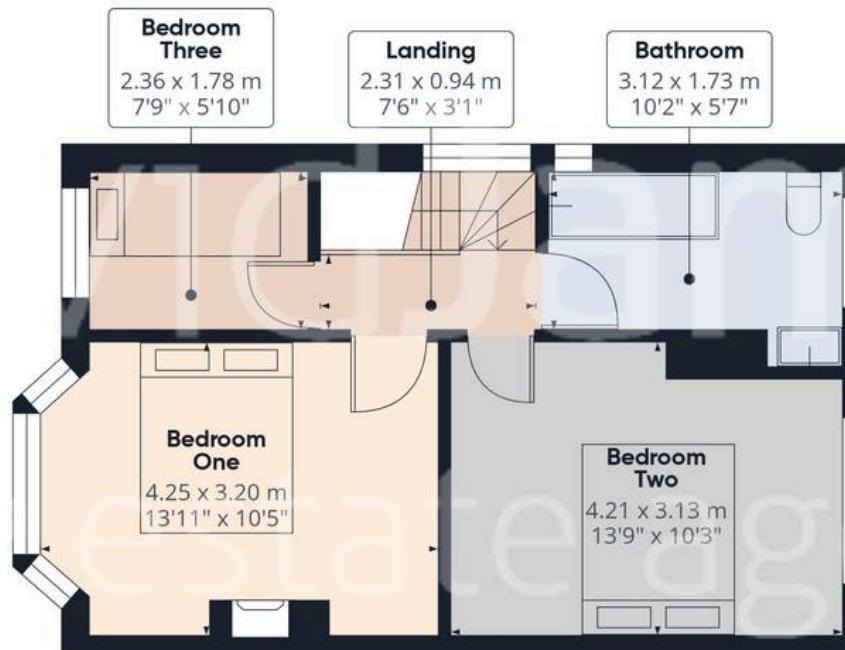




Approximate total area⁽¹⁾

80.9 m²
871 ft²

Reduced headroom
0.4 m²
5 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.



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.