



63 Roseleigh Avenue, Nottingham - NG3 6FJ

Guide Price **£300,000 - £325,000**





63 Roseleigh Avenue

Nottingham, Nottingham

GUIDE PRICE £300,000 - £325,000 Stylish 3 bed semi-detached close to Mapperley! Bright lounge, superb dining kitchen, conservatory/sitting area, sleek bathroom, wonderful garden, drive and garage!

Council Tax band: B

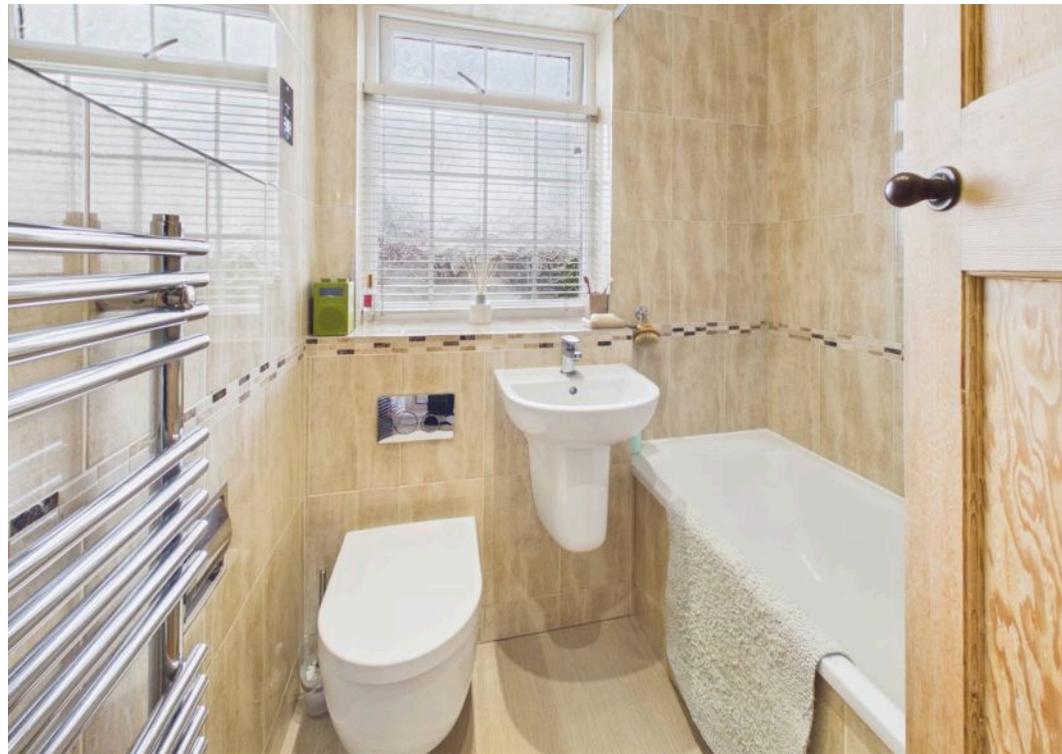
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

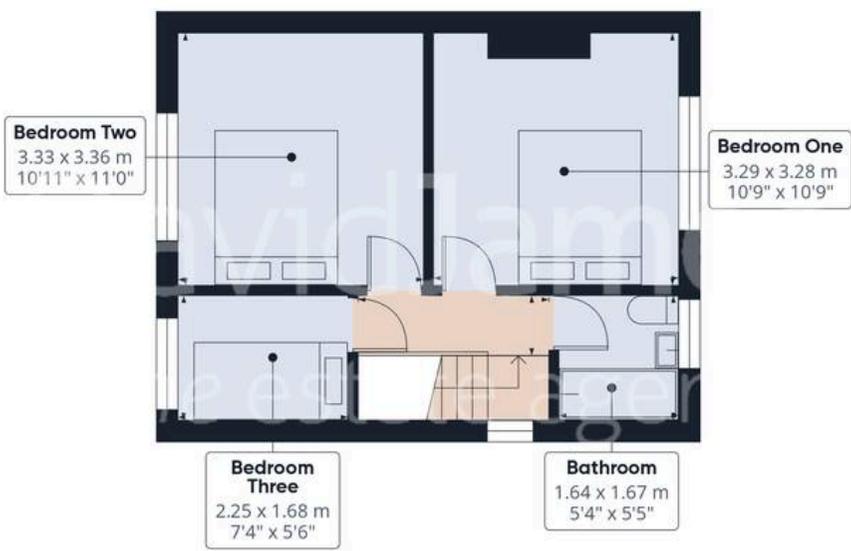
- Stylish semi-detached home, ideally positioned on a quiet cul-de-sac
- Perfect for families or professionals seeking thoughtfully updated accommodation
- Ideally located near Mapperley's shops and vibrant amenities
- Bright front lounge with a feature fireplace and large detailed window
- Impressive open-plan dining kitchen with a range of integrated appliances and utility
- Versatile conservatory/sitting area with a glazed roof and French doors to the garden
- Three bedrooms upstairs (including two generous doubles)
- Updated bathroom with a modern three-piece suite and contemporary tiling
- Delightful rear garden with a paved terrace, shaped lawn and versatile garden room
- Gated driveway and secure detached garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
97.3 m²
1048 ft²

Reduced headroom
0.1 m²
0 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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.