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E

**DavidJames**  
the estate agent

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

**£1,200 Per Calendar Month**



# About This Property

This spacious and well-presented extended semi-detached house in Mapperley offers a perfect blend of modern comfort and convenience. The property boasts three bedrooms (including two double bedrooms), two modern bathrooms (including a ground floor bathroom and an en-suite shower room), providing ultimate convenience. The living room is bright and inviting, with a bay window and spotlights whilst the generous dining kitchen is equipped with ample units and a range cooker with an extractor hood - for added convenience, there's a separate utility room. Step outside to the enclosed rear garden, complete with a lawn and decking area, offering the perfect space for outdoor relaxation and entertaining. The property also includes a driveway providing off-street parking. Located in close proximity to Mapperley's fantastic amenities and frequent transport links, this property is perfectly situated for those seeking both convenience and comfort.

## TENANCY DETAILS

Available From: 13th June 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: E

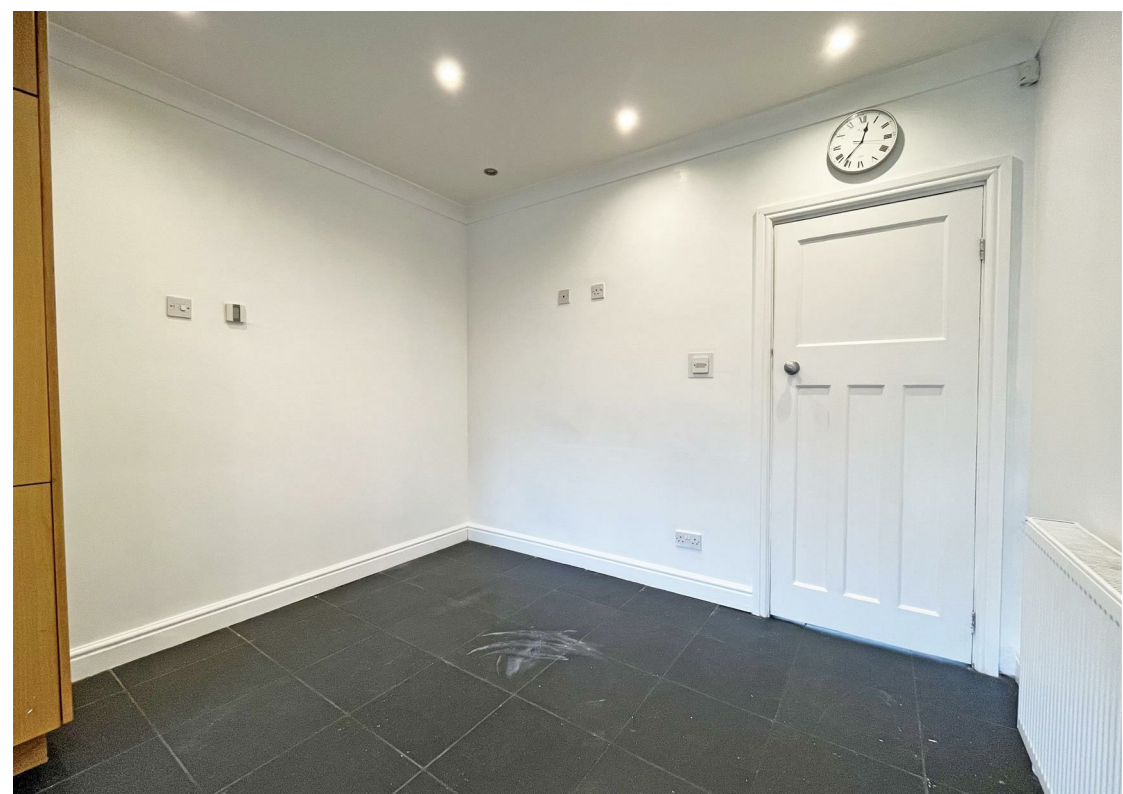
Council Band: B

Pets: Not permitted

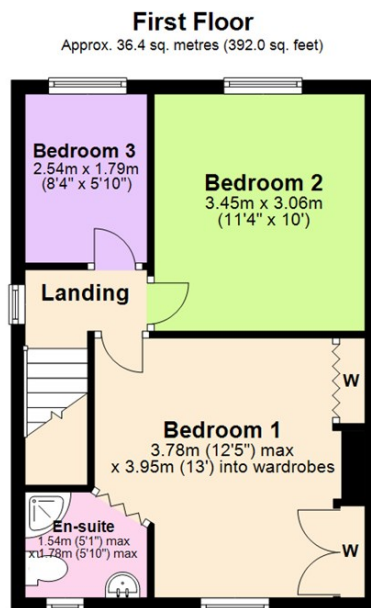
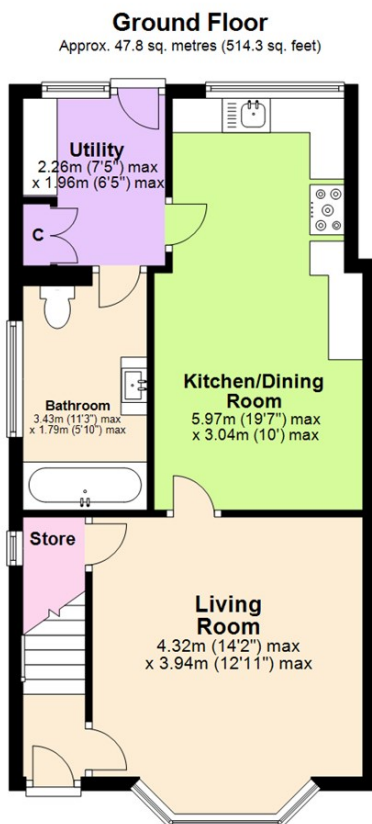
- A spacious, well-presented extended semi-detached house
- Three bedrooms (including two double bedrooms)
- Two modern bathrooms (ground floor bathroom and en-suite shower room to bedroom one)
- Living room with bay window and spotlights
- Generous dining kitchen with ample units & a range cooker with extractor hood
- Separate utility room
- Gas central heating, UPVC double glazing
- Enclosed rear garden with lawn & decking area
- Driveway provides off-street parking
- Close to Mapperley's fantastic amenities & frequent transport links



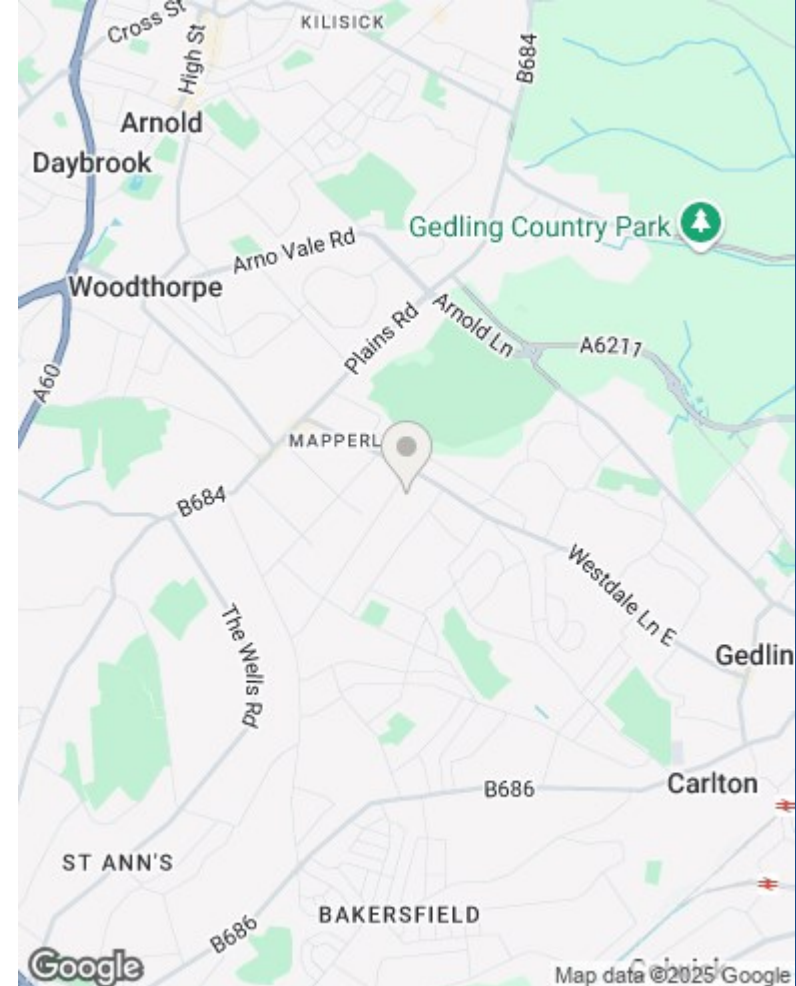








Total area: approx. 84.2 sq. metres (906.3 sq. feet)



**Council Tax Band: B**  
**Gedling Borough Council**

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**The Property  
Ombudsman**