

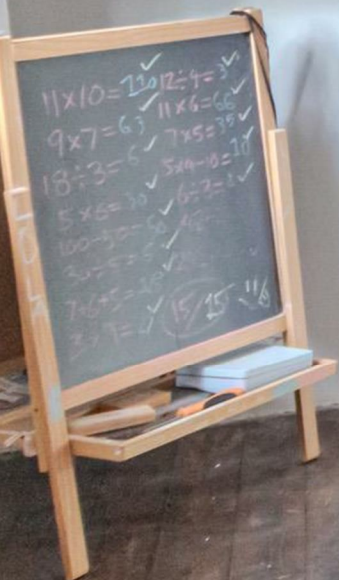


91 Roseleigh Avenue, Mapperley, NG3 6FJ

Offers Over £260,000



Marriotts



91 Roseleigh Avenue Mapperley, NG3 6FJ

- 3 bedroom semi-detached house
- Living room
- Off-Street parking
- Shower room
- Kitchen diner and large conservatory

This semi-detached property in a quiet popular location, within easy reach of Mapperley shops. With enclosed entrance porch, living room leading through to the kitchen diner and conservatory off it. 3 bedrooms and shower room. Good sized rear garden with patio area and off street parking to the front.



Offers Over £260,000



Overview

Situated within easy reach of Mapperley's local shops, this property combines the benefits of a peaceful residential setting with the convenience of nearby amenities.

Entering via an enclosed entrance porch, the inner hallway leads into a spacious living room with feature fireplace, perfect for relaxation and entertaining. The living room flows into the kitchen diner which has a fitted oven & hob, space for a washer, dryer and fridge freezer. A further door leads to an understairs utility room. Adjacent to the kitchen, a conservatory provides a bright and airy space, perfect for enjoying the garden views throughout the seasons.

The property features a modern shower room and 3 bedrooms. Outside, the good-sized rear garden offers a patio area, perfect for al fresco dining or simply enjoying the fresh air. Additionally, there is off-street parking at the front, adding to the practicality of this home.

Excellent opportunity for families and individuals alike - Don't miss the chance to make this delightful property your own.

Entrance Porch

The enclosed entrance porch has access via a UPVC door, has a tiled floor, lights and UPVC double-glazed windows to all sides. A composite door leads into the inner hallway with wooden floors and through to the living space.

Living Room

This light spacious room has wooden floors, a radiator, a gas fire with a feature surround and an open archway into the kitchen.

Kitchen Diner

The kitchen offers space for a fridge freezer, and washer and has a fitted gas oven, hob and Neff extractor hood. There is a radiator, space for dining, UPVC double-glazed window to the side and UPVC patio doors into the conservatory. A wooden glazed door leads from the kitchen and leads into the understairs utility area with room for a dryer, this space houses the consumer unit, has a small UPVC window to the side and provides storage space.

Conservatory

The large conservatory has UPVC French doors to the rear garden, a UPVC door to the side patio, a radiator and ceiling fan.

Bedroom 1

With UPVC window to the rear, radiator and carpeted floor.

Bedroom 2

With UPVC double glazed window to the front, radiator, varnish wooded floor and in-built storage cupboard.

Bedroom 3

With UPVC window to the rear, radiator and carpeted floor.

Shower Room

The fully tiled shower room has a feature decorative tiled wall. Heated towel rail, wash hand basin with mixer tap, shower cubicle with glass screen and electric shower, UPVC window to the front.

Outside

The rear garden is mostly lawned, with a patio area to the side of the conservatory and gated access to the front. The property is set back from the road, with off street parking available.

Material Information



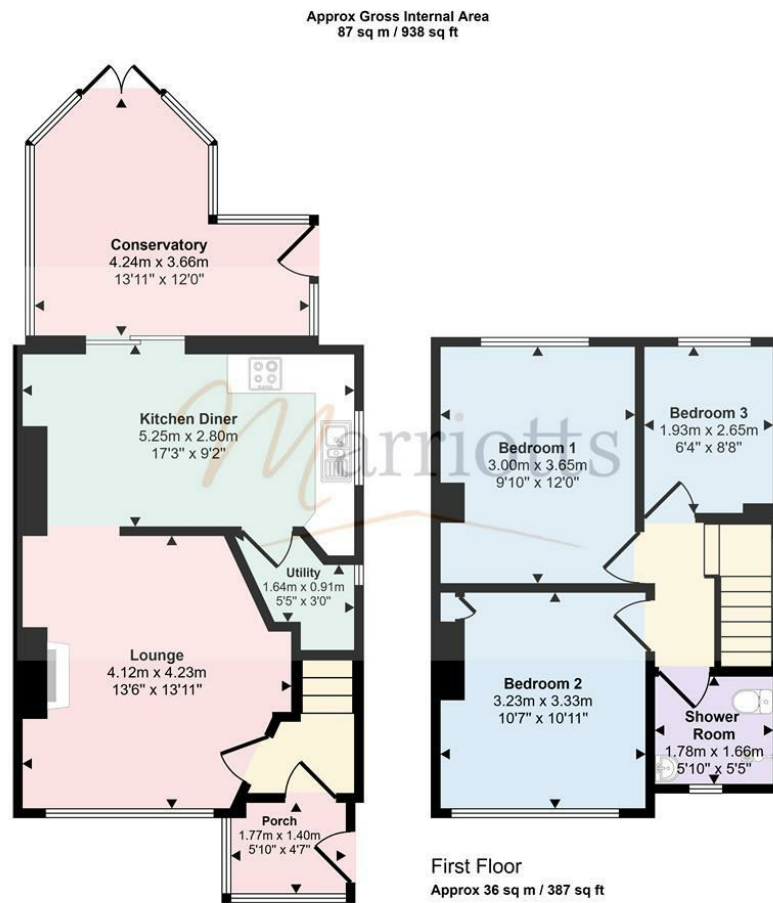




TENURE: Freehold
 COUNCIL TAX: Gedling Borough - Band B
 PROPERTY CONSTRUCTION: Brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY:
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT
 PROPOSALS:
 FLOOD RISK:
 ASBESTOS PRESENT: No
 ANY KNOWN EXTERNAL FACTORS:
 LOCATION OF BOILER: Loft
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Octopus
 MAINS ELECTRICITY PROVIDER: Octopus
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: No
 BROADBAND AVAILABILITY: EE
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband
 and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: Not available.
 ACCESS AND SAFETY INFORMATION: Level access







Ground Floor
Approx 51 sq m / 551 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

