



**78 Roseleigh Avenue, Nottingham – NG3 6FH**

Guide Price **£335,000**

**DavidJames**  
the estate agent



## 78 Roseleigh Avenue

Nottingham, Nottingham

Beautifully presented semi-detached 3 bedroom home close to Mapperley's amenities with 2 reception rooms, downstairs wet room, first-floor bathroom & westerly-facing rear garden plus parking!

Council Tax band: B

Tenure: Freehold

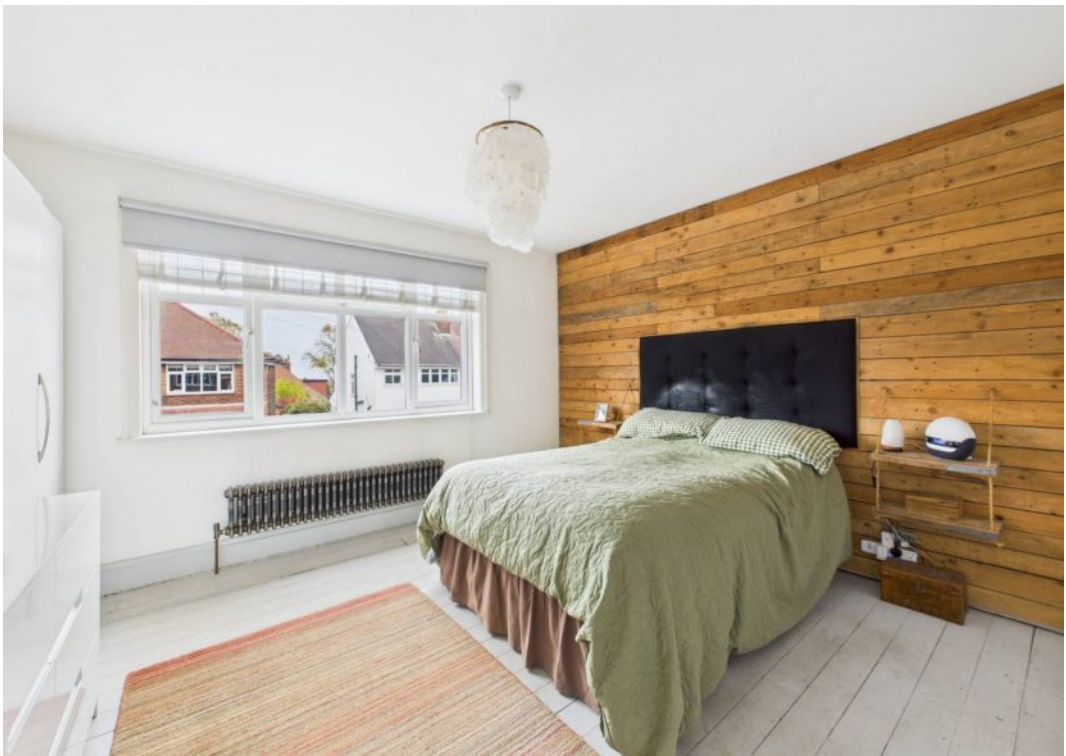
EPC Energy Efficiency Rating: D

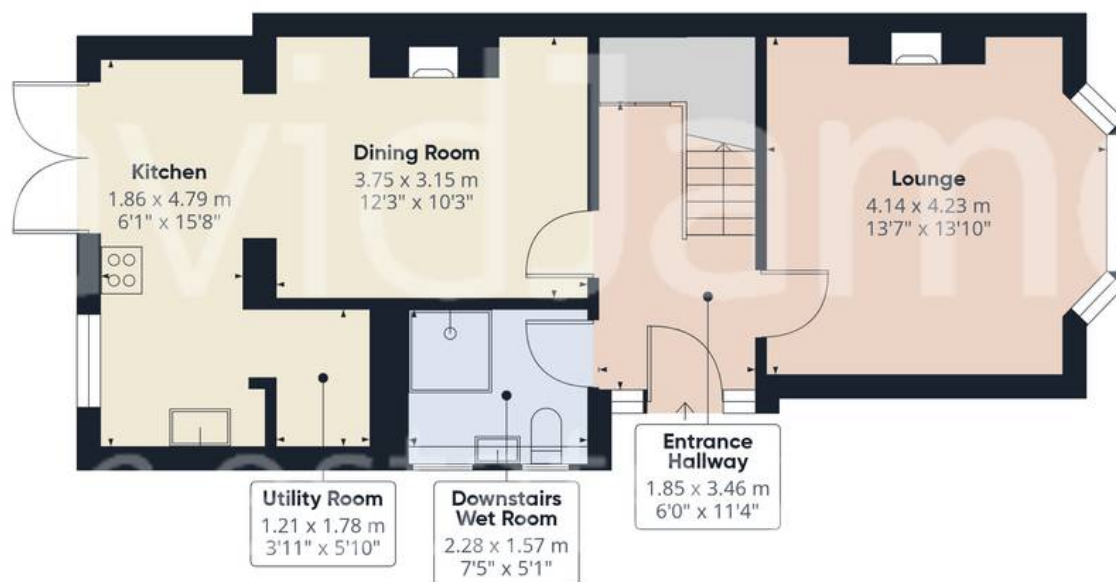
EPC Environmental Impact Rating: D

- Beautifully presented semi-detached house situated on a quiet cul-de-sac
- Convenient location close to Mapperley's excellent amenities, schools and public transport links
- Spacious entrance hallway with the additional of a well-appointed four-piece downstairs wet room
- Delightful lounge featuring a brick fireplace with a marble-effect hearth and beautiful bay window
- Well-designed kitchen offering a range of wood-effect units, French doors and separate practical utility room
- Beautifully presented dining room with wood-burning stove, wooden mantle and decorative shelving
- Three well-proportioned double bedrooms (main bedroom with feature decorative wood panelled wall)
- Modern bathroom fitted with a white three-piece suite with shower over the bath
- Westerly-facing rear garden with a beautiful paved patio and artificial lawn
- Block paved driveway providing off-street parking

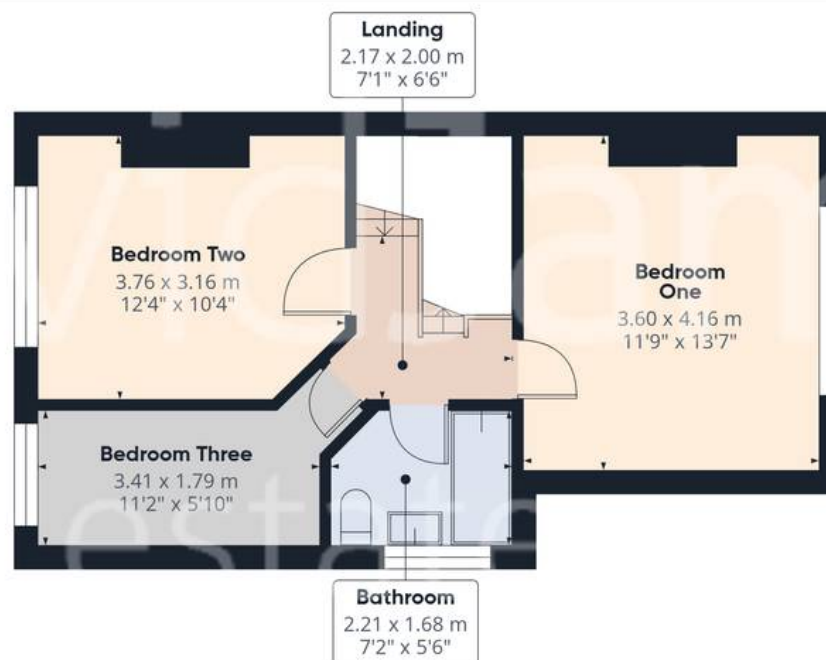








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

90.6 m<sup>2</sup>

975 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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## David James Estate Agents

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