

15 Rowland Avenue, Mapperley - NG3 6BZ Guide Price £350,000









15 Rowland Avenue

Mapperley, Nottingham

GUIDE PRICE £350,000 - £375,000 NO CHAIN! 3 bed detached home within easy reach of Mapperley's amenities! 2 receptions, conservatory and an established southerly-facing garden, driveway and garage!

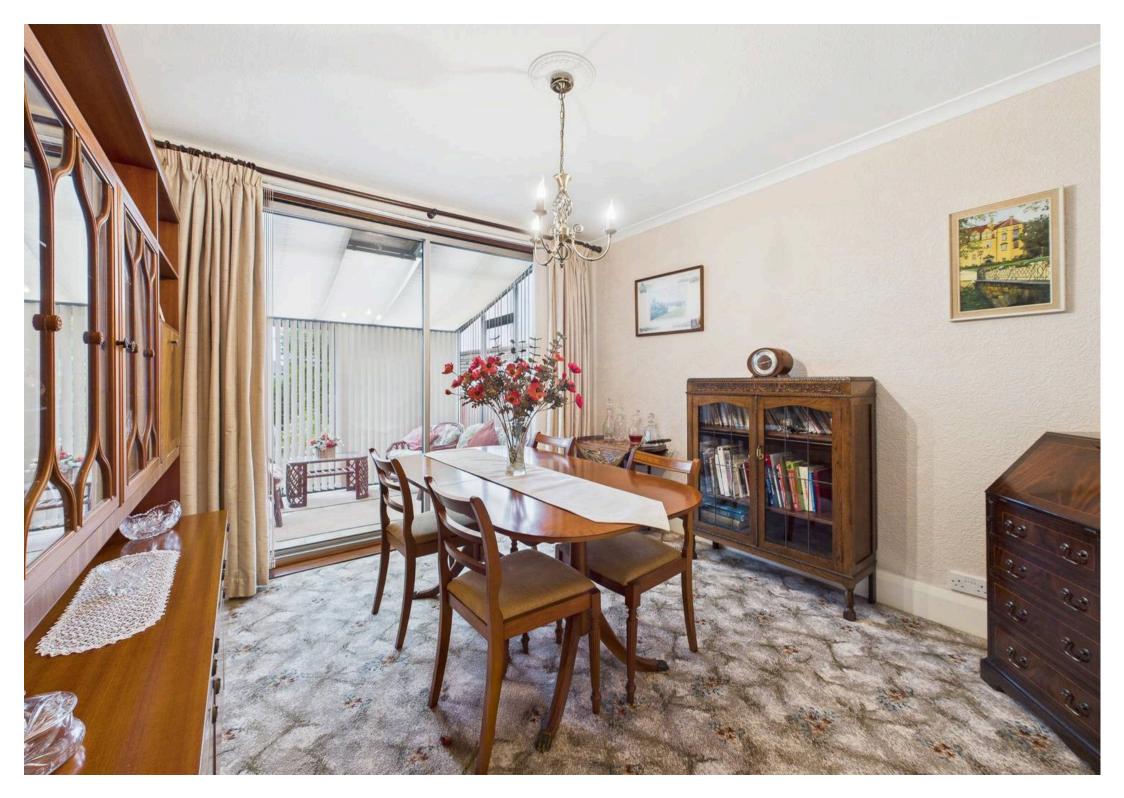
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

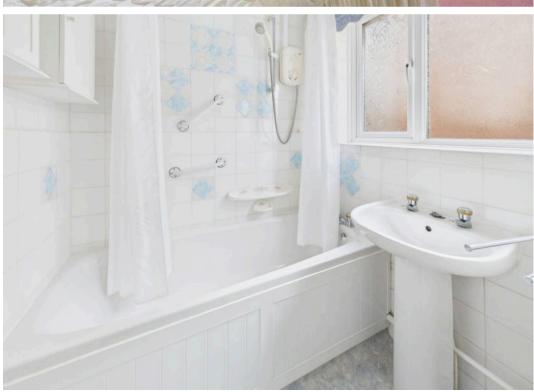
- Detached family home available with no upward chain
- Two reception rooms (spacious lounge and a separate dining room)
- Within easy reach of Mapperley's excellent amenities, frequent bus services and popular schools
- Bright conservatory with garden views
- Fitted kitchen with integrated cooking appliances
- Three bedrooms (including two double bedrooms)
- First floor bathroom with a separate WC and an additional downstairs toilet
- Glow-worm boiler replaced under current ownership
- Established southerly-facing garden with patio, lawn and mature planting
- Long gated multi-car driveway and a detached garage with potential for storage/workshop use















Approximate total area⁽¹⁾

103.1 m² 1109 ft²

Reduced headroom

0.5 m² 6 ft²



Floor 1

(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.