



63 Roseleigh Avenue, Nottingham – NG3 6FJ

Guide Price **£300,000 – £325,000**

DavidJames
the estate agent



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

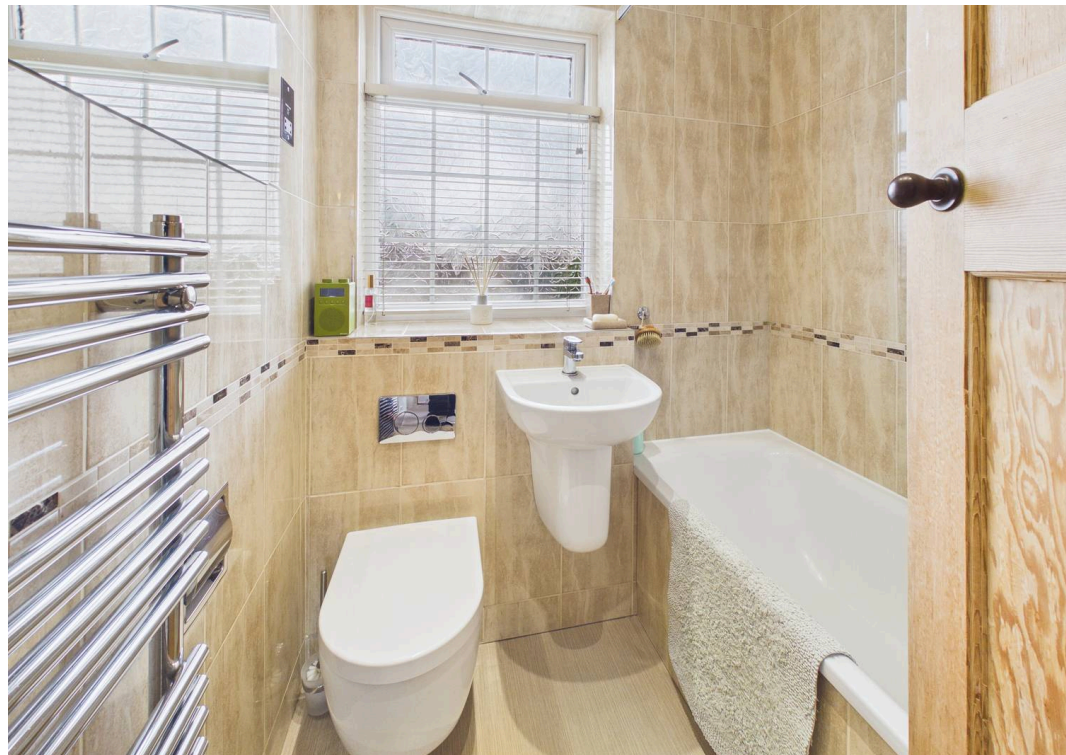
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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





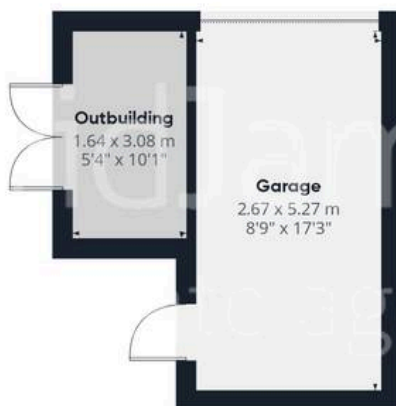


Entrance Hallway
1.98 x 0.88 m
6'5" x 2'10"

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.

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