



## 15 Rowland Avenue, Mapperley – NG3 6BZ

Offers over £350,000

DavidJames  
the estate agent



## 15 Rowland Avenue

Mapperley, Nottingham

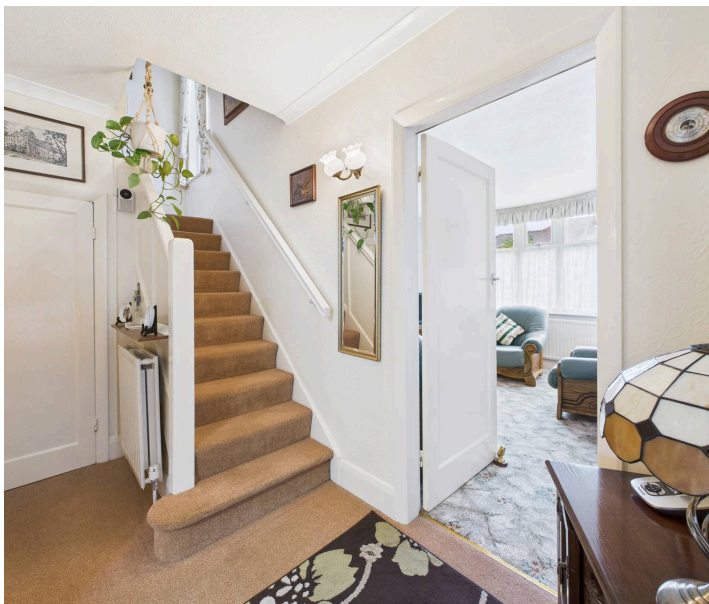
NO CHAIN! 3 bed detached home within easy reach of Mapperley's amenities! 2 receptions, conservatory and an established southerly-facing garden, driveway and garage!  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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









Floor 0



Floor 1

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

103.1 m<sup>2</sup>

1109 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(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

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