



## 15 Rowland Avenue, Mapperley – NG3 6BZ

Guide Price £325,000–£350,000

DavidJames  
the estate agent



## 15 Rowland Avenue

Mapperley, Nottingham

GUIDE PRICE £325,000 - £350,000 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!

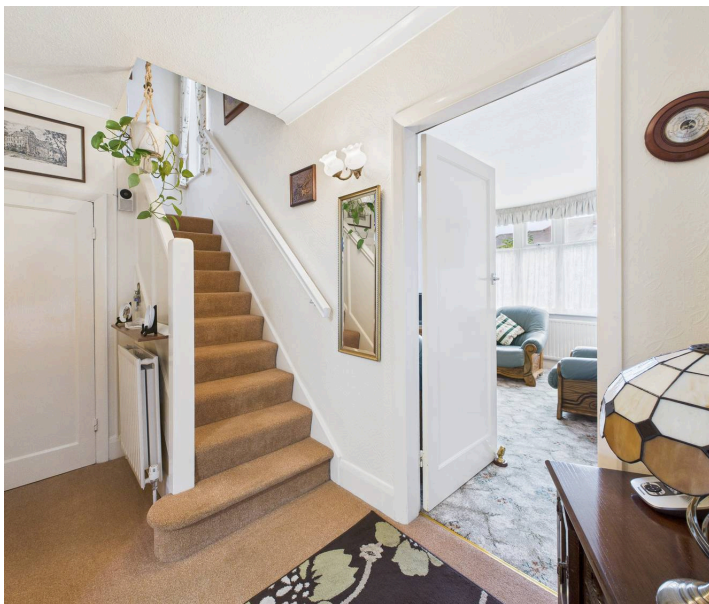
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: 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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://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.