



7 Mayfield Road, Carlton, NG4 1JP

£225,000

 3  1  2  D









# 7 Mayfield Road Carlton, NG4 1JP

- Semi-detached house
- Three bedrooms
- Great sized lawned garden
- Extensively refurbished
- Modern kitchen & bathroom
- Lounge with log burner

**GREAT FIRST TIME BUY!!** A lovely modernised semi-detached house on the doorstep of Carlton's main shopping area. The property has three bedrooms, modern kitchen & bathroom, lounge with log burner and a great sized west facing garden. Extensive work carried out in recent years with viewing strongly advised!

**£225,000**



## Lounge

With a front entrance door and bay window, brick chimney breast and fireplace with a feature log burner and tiled hearth, wood laminate flooring, radiator, two wall light points and a door leading through to the dining area.

## Dining Area

With an under-stair cupboard, radiator and wood laminate flooring. Door and stairs to the first floor landing, UPVC double-glazed rear window and opening to the kitchen.





## Kitchen

A range of wall and base units with doors in cream gloss and wood effect worktops. Inset one and a half bowl stainless steel sink unit and drainer, tiled splashbacks and worksurface lighting. Appliances consist of integrated brushed steel trim electric oven, four-ring gas hob and a matching splashback and extractor, along with plumbing for a washing machine and an integrated dishwasher. Wall-mounted Worcester Bosch combination gas boiler, LED downlights, radiator, UPVC, double-glazed rear window, door and two UPVC double glazed side windows.

## First Floor Landing

With doors to all bedrooms and bathroom, loft access and radiator.

## Bedroom 1

Original sash window to the front, built-in over-stair cupboard, picture rail and radiator.

## Bedroom 2

UPVC double-glazed rear window, skylight with fitted blackout blind, radiator and TV aerial point.

## Bedroom 3

UPVC double-glazed rear window, radiator and TV aerial point.

## Bathroom

Consisting of bath with a full height tiled surround, glass screen and chrome mains shower, dual flush toilet and a wash basin with vanity base drawers. Chrome ladder towel rail, LED downlights, extractor and UPVC double-glazed side window.

## Outside

There is a small gated frontage. Side shared pathway with gated access leads to the rear yard area, with outside tap and wall lighting. To the rear of the house is a paved patio and a great-sized lawn, with privet hedge perimeter and trellis screening, beyond which is a garden shed and storage area.

## Material Information











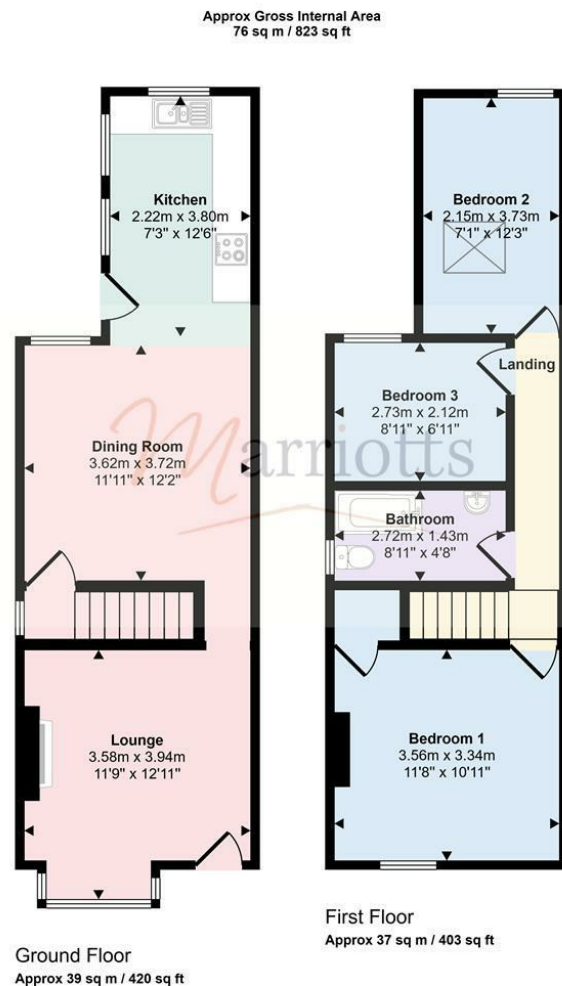
**TENURE:** Freehold  
**COUNCIL TAX:** Gedling Borough Council - Band A  
**PROPERTY CONSTRUCTION:** Solid Brick  
**ANY RIGHTS OF WAY AFFECTING PROPERTY:** shared side footpath  
**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** no  
**FLOOD RISK:** very low  
**ASBESTOS PRESENT:** n/k  
**ANY KNOWN EXTERNAL FACTORS:** n/k  
**LOCATION OF BOILER:** kitchen  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:**  
**MAINS ELECTRICITY PROVIDER:**  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** no  
**BROADBAND AVAILABILITY:** Please visit Ofcom - Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** level access





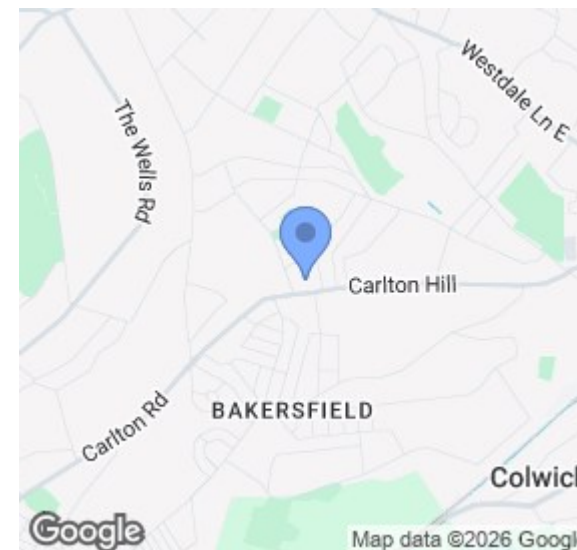






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).