

HoldenCopley

PREPARE TO BE MOVED

Mayfield Road, Carlton, Nottinghamshire NG4 1JP

Guide Price £200,000 - £210,000

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NO UPWARD CHAIN..

This well-presented two-bedroom semi-detached house offers a fantastic opportunity for buyers seeking a move-in-ready property, as it is being sold with no upward chain. Situated just off Carlton Hill, the home benefits from a prime location with easy access to a variety of local amenities, popular eateries, and schools. It also boasts excellent transport links to Nottingham City Centre, making it ideal for commuters or those who enjoy city living with a suburban feel. The property is thoughtfully designed and maintained, providing comfortable and stylish living spaces throughout. On the ground floor, you'll find a generously sized living room, perfect for relaxing or entertaining guests. The dining room provides a separate space for family meals or hosting dinners, while the modern fitted kitchen is both functional and visually appealing. Adding to the charm of the ground floor is a conservatory, which offers a bright and versatile area that connects seamlessly to the outdoor space. Upstairs, there are two well-proportioned bedrooms, both offering plenty of natural light and space. These are serviced by a four-piece bathroom suite that includes a free-standing roll-top bath, providing a touch of luxury and elegance. Externally, to the front, there is convenient access to on-street parking. To the rear, an enclosed garden awaits, featuring a well-maintained lawn, a pebbled seating area ideal for outdoor dining or relaxing, and a practical shed for storage. The garden also includes gated access, enhancing privacy and security.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Conservatory
- Enclosed Rear Garden
- Close To Local Amenities
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Living Room

13'4" x 11'8" (4.07m x 3.56m)

The living room has wood-effect flooring, a radiator, in-built storage cupboards, coving to the ceiling, a UPVC double-glazed bay window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

11'7" x 15'4" (3.55m x 4.68m)

The dining room has wood-effect flooring, a TV point, carpeted stairs, coving to the ceiling and a UPVC double-glazed window to the rear elevation.

Kitchen

6'8" x 13'3" (2.04m x 4.04m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck tap and a drainer, space for a cooker, space for a fridge, space for a freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a wall-mounted combi-boiler, a wall-mounted vertical radiator, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access to the conservatory.

Conservatory

9'10" x 12'4" (3.00m x 3.78m)

The conservatory has tiled flooring, space for a fridge/freezer, a TV point, space for a dining table, UPVC double-glazed windows to the rear and side elevations and UPVC double French doors providing access to the rear garden.

FIRST FLOOR

Landing

2'5" x 15'4" (0.74m x 4.69m)

The landing has carpeted flooring, coving to the ceiling and provides access to the first floor accommodation.

Bedroom One

10'11" x 11'8" (3.35m x 3.58m)

The master bedroom has carpeted flooring, a radiator, coving to the ceiling, an in-built storage cupboard, a TV point and two UPVC double-glazed windows to the front elevation.

Bedroom Two

11'11" x 8'8" (3.64m x 2.66m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, access to the loft and a UPVC double-glazed window to the rear elevation.

Bathroom

13'3" x 6'7" (4.06m x 2.03m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a free standing rolled top bath with chrome claw feet and a handheld shower head, a glass shower enclosure with a wall-mounted electric shower, wood-effect laminate flooring, partially tiled walls, a radiator, an in-built storage cupboard and UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front of the property is an enclosed garden with courtesy lighting and the availability for on-street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, paving, a pebbled seating area, a shed, hedges and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

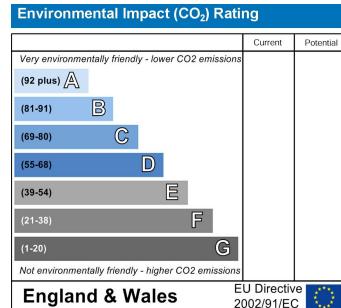
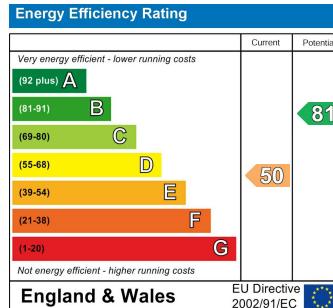
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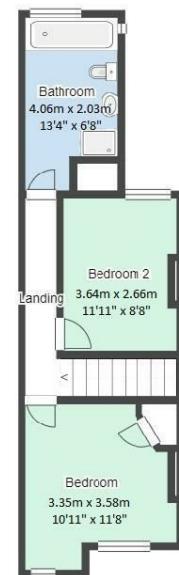
Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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