

# HoldenCopley

PREPARE TO BE MOVED

Mayfield Road, Carlton, Nottinghamshire NG4 1JP

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£195,000

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## WELL-PRESENTED THROUGHOUT...

This two-bedroom semi-detached house is beautifully presented throughout, making it the perfect choice for a first-time buyer or as a solid investment opportunity. The property is ideally positioned within a popular area close to the vibrant Carlton Hill, offering a wide range of local amenities, shops, and excellent transport links with easy access into Nottingham City Centre, as well as being within good school catchments. To the ground floor, the property boasts a welcoming living room, a separate dining room, and a modern galley-style kitchen. The first floor offers two double bedrooms, both serviced by a four-piece bathroom suite. Outside, the property benefits from on-street parking to the front, while to the rear is a generous, well-maintained garden featuring a sheltered seating area, a lawn, and a versatile garden room – perfect for use as a home office, gym, or additional entertaining space.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Galley-Style Kitchen
- Storage Space
- Four-Piece Bathroom Suite
- South-Facing Garden
- Versatile Garden Room
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Living Room

13'2" x 12'0" (max) (4.02m x 3.66m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, a radiator, a TV point, and a single composite door providing access into the accommodation.

### Dining Room

15'7" x 12'0" (max) (4.75m x 3.67m (max))

The dining room has wood-effect flooring, a radiator, an in-built under stair cupboard, and a UPVC double-glazed window to the rear elevation.

### Under-Stair Storage

3'8" x 2'7" (1.14m x 0.79m )

### Kitchen

12'3" x 7'3" (3.74m x 2.23m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

15'6" x 8'1" (max) (4.74m x 2.47m (max))

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

12'1" x 11'1" (max) (3.69m x 3.40m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bedroom Two

12'3" x 9'0" (max) (3.74m x 2.76m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

### Bathroom

12'4" x 7'4" (max) (3.76m x 2.24m (max))

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, a corner fitted shower enclosure with a mains-fed shower, an in-built airing cupboard, a radiator, a chrome towel rail, wood-effect flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is on-street parking.

### Rear

To the rear of the property is a private enclosed garden with concrete and patio area, a wooden pergola with a polycarbonate roof, an external power socket, an outdoor tap, a shed, a garden room, and fence panelled boundaries.

### Garden Room

7'4" x 6'6" (2.25m x 1.99m )

The garden room has carpeted flooring, power points, and double French doors opening out onto the decking in the garden.

## ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal - Good 4G / 5G coverage  
Electricity - Mains Supply  
Water - Mains Supply  
Heating - Gas Central Heating - Connected to Mains Supply  
Septic Tank - No  
Sewage - Mains Supply  
Flood Risk - No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction - No  
Other Material Issues - No  
Any Legal Restrictions - 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.

The vendor has advised the following:

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 licence 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	87	EU Directive 2002/91/EC

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
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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