

HoldenCopley

PREPARE TO BE MOVED

Mayfair Gardens, Nottingham, Nottinghamshire NG5 1LT

Guide Price £250,000

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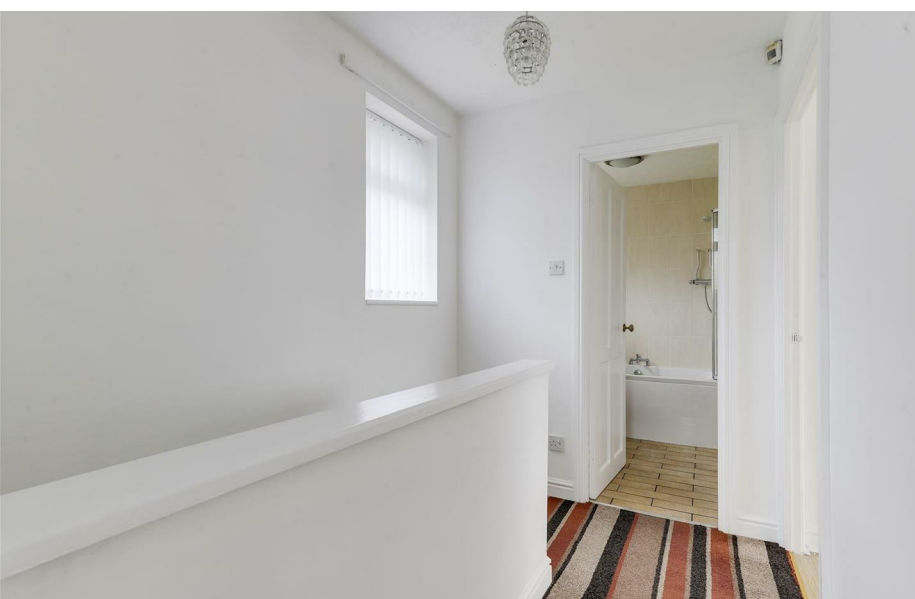
GUIDE PRICE £250,000 - £270,000

NO UPWARD CHAIN...

This detached house is situated in a popular residential area just a short distance from Nottingham City Hospital, with excellent access to a range of local amenities including shops, schools, transport links and more — making it ideal for a variety of buyers. Whether you're looking for your first family home or a property to grow into, this one ticks a lot of boxes. To the ground floor, you are welcomed by an entrance hall leading through to a spacious lounge-diner, perfect for relaxing or entertaining, along with a modern fitted kitchen and a convenient downstairs W/C. Upstairs, the first floor offers three well-proportioned bedrooms and a three-piece bathroom suite, making for comfortable and practical living. Outside, the property benefits from a lawned garden to the front and side, a block-paved driveway, gated access to the rear, and access to a detached garage. The rear garden features a patio seating area, block-paved space, an outside tap, and a fence panelled boundary for added privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor WC
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

6'11" x 5'11" (2.13 x 1.82)

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access to the accommodation.

W/C

5'11" x 5'0" (1.82 x 1.54)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a vanity-style wash basin with tiled splashback, a radiator, and vinyl flooring

Lounge/Diner

21'6" x 11'0" (6.56 x 3.36)

The lounge/diner has two UPVC double-glazed windows to the side and front elevations, two radiators, coving to the ceiling, a feature fireplace with a decorative surround, and wood-effect flooring.

Kitchen

9'1" x 8'10" (2.78 x 2.71)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas hob and extractor fan, space and plumbing for a washing machine, a radiator, tiled splashback, tiled flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'9" x 7'7" (2.67 x 2.33)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

11'1" x 10'0" (3.39 x 3.06)

The main bedroom has a UPVC double-glazed window to the side elevation, a radiator, fitted wardrobes, and wood-effect flooring.

Bedroom Two

11'2" x 8'4" (3.42 x 2.55)

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

Bedroom Three

8'9" x 6'5" (2.69 x 1.96)

The third bedroom has a UPVC double-glazed window to the front elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bathroom

6'10" x 5'6" (2.09 x 1.70)

The bathroom has a UPVC double-glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central mixer taps, a wall-mounted shower fixture and bi-folding shower screen, a chrome heated towel rail, and tiled flooring.

OUTSIDE

Front

To the front and side of the property is a lawn, a block paved area, gated access to the rear garden, and access to the garage.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an outside tap, block paved area patio area, a fence panelled boundary, 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 1800Mbps and Upload Speed 220Mbps

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

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 - Nottingham City Council - Band C

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.

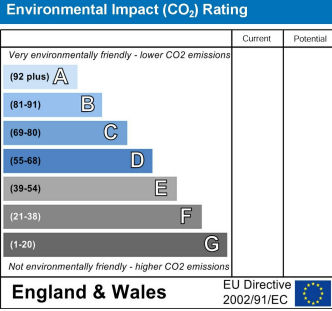
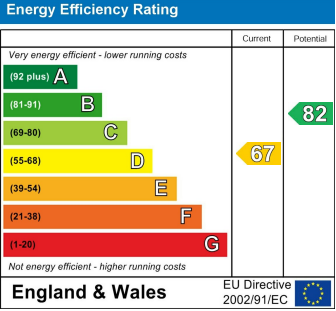
The vendor has advised the following:

Property Tenure is Freehold

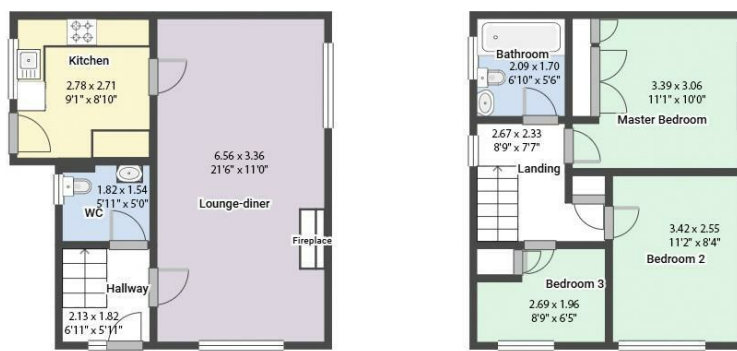
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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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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