



1 Mayfair Gardens, Nottingham - NG5 1LT

Guide Price £260,000

DavidJames
the estate agent



1 Mayfair Gardens

Nottingham, Nottingham

Modern 3-bed linked-detached family home on a corner plot with no chain. Superb balance of space, convenience & practicality with shops, travel links & the City Hospital all within walking distance!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern three-bedroom linked-detached family home
- Shops, frequent transport services and the City Hospital all within walking distance
- Bright entrance hallway with wood-effect flooring and good-sized cloakroom/WC
- Spacious lounge/dining with dual aspect, box window and feature fireplace
- Modern kitchen fitted with cream gloss units, integrated cooking appliances and dishwasher
- Three bedrooms (including two well-proportioned doubles)
- Good-sized main bedroom with built-in wardrobes
- Fully tiled three-piece bathroom suite featuring a double ended bath
- Wrap-around garden to three sides with front lawn, low maintenance side garden paved patio and lawn
- Integral garage, block paved driveway and permit parking available









Floor 0



Floor 1

Approximate total area⁽¹⁾

80.6 m²

868 ft²

Reduced headroom

0.5 m²

5 ft²

(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.

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