

# HoldenCopley

PREPARE TO BE MOVED

Mays Close, Carlton, Nottinghamshire NG4 IAX

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£230,000

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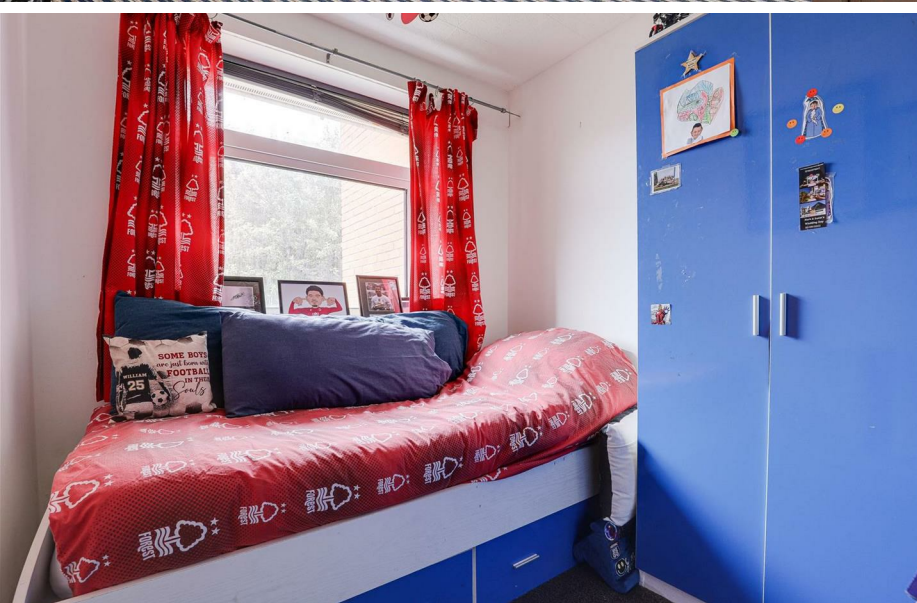


## NO UPWARD CHAIN...

This three-bedroom semi-detached house, offered with no upward chain, is ideally situated in a convenient location within close proximity to various local amenities, schools, shops, and excellent bus links to the city centre. Upon entering, you are greeted by a reception room that is flooded with natural light, thanks to the large double French doors that open out to the rear garden. This inviting space is perfect for both relaxation and entertaining. Adjacent to the reception room is a fitted kitchen, well-equipped for all your culinary needs. The upper level features two double bedrooms and a single bedroom. A stylish four-piece bathroom suite completes this floor, offering modern fixtures. Externally, the property benefits from off-street parking at the front and access to a garage that provides ample storage space. The rear garden features a decked seating area, a lawn, an artificial lawn, and a variety of plants and shrubs, a perfect space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Stylish Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'10" x 5'7" (1.80m x 1.72m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### Living Room

16'1" x 10'9" (4.91m x 3.30m)

The living room has carpeted flooring, a radiator, recessed spotlights, a feature fireplace with a decorative surround, full height UPVC double-glazed windows with double French doors opening out to the rear garden.

### Kitchen

7'10" x 9'6" (2.39m x 2.90m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, laminate wood-effect flooring and two UPVC double-glazed windows to the side & front elevations.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, three in-built storage cupboards, recessed spotlights, access to the first floor accommodation and access to the boarded loft.

### Master Bedroom

12'7" x 10'0" (3.84m x 3.06m)

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

### Bedroom Two

9'1" x 10'11" (2.78m x 3.35m)

The second bedroom has laminate wood-effect flooring, a radiator an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

7'1" x 7'8" (2.17m x 2.34m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bathroom

5'9" x 9'3" (1.76m x 2.84m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is access to the a driveway providing off-road parking and access to the garage.

### Rear

To the rear is an enclosed garden with a decked area, a lawn & a artificial lawn, a wall-mounted awning, a range of plants and shrubs and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 - Nottingham City Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

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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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