

HoldenCopley

PREPARE TO BE MOVED

Mayfield Road, Carlton, Nottinghamshire NG4 1JP

Offers In The Region Of £200,000

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GREAT FIRST TIME BUY WITH NO UPWARD CHAIN...

Offered to the market with no upward chain, this charming two-bedroom semi-detached property presents a fantastic opportunity for buyers to create their perfect home. The ground floor features a good-sized living room, a spacious centrally positioned fitted kitchen, and a bright, versatile room complete with double French doors that flood the space with natural light and provide seamless access to the rear garden. Upstairs, you will find two well-proportioned double bedrooms alongside a generous three-piece bathroom suite. Externally, the property benefits from on-street parking to the front and gated access leading to a well-presented, south-facing garden. The outdoor space includes a paved patio area, a raised decked seating area perfect for entertaining, and a neatly maintained lawn. Situated in a popular residential area, this home is conveniently positioned close to local shops, amenities, and schools, with excellent transport links into the city centre, making it a highly desirable location. Ready to move into and brimming with potential, this property is ideal for anyone looking to put their own stamp on a lovely home.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Versatile Reception Room
With Double French Doors
- Central Fitted Kitchen
- Three-Piece Bathroom Suite
- South-Facing Rear Garden
- On-Street Parking
- No Upward Chain
- Popular Location





GROUND FLOOR

Living Room

11'11" x 13'3" (3.65m x 4.05m)

The living room has exposed wood flooring, a radiator, a UPVC double-glazed bay window to the front elevation, and a UPVC door providing access into the accommodation.

Kitchen

12'0" x 12'4" (3.67m x 3.78m)

The kitchen has fitted base units with worktops, a central island with storage and worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a recessed alcove with a tiled splashback, tiled flooring, carpeted stairs, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Dining Room

12'6" x 7'2" (3.82m x 2.20m)

The dining room has tiled flooring, a radiator, a UPVC double-glazed window to the side elevation, and double French doors opening out onto the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

11'10" x 11'3" (3.63m x 3.43m)

The main bedroom has exposed wood flooring, a radiator, a recessed chimney breast, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'10" x 12'5" (2.70m x 3.80m)

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

Bathroom

7'4" x 12'5" (2.26m x 3.81m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a P-shaped panelled bath with a handheld shower head, an extractor fan, a heated towel rail, an in-built cupboard, a half-vaulted ceiling, partially tiled walls, tile-effect flooring, and UPVC double-glazed windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a small forecourt courtyard lighting, access to on-street parking, gated access to the rear garden via a shared pathway, and brick wall boundaries.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a decked seating area, a lawn, various plants and shrubs, external lighting, and hedge boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

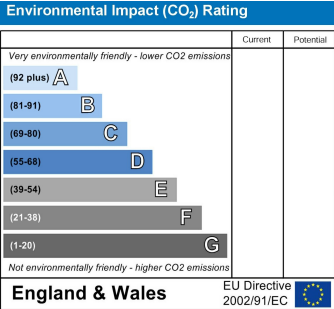
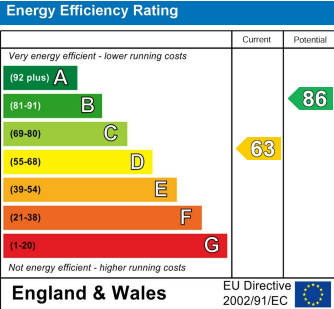
DISCLAIMER

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.

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.

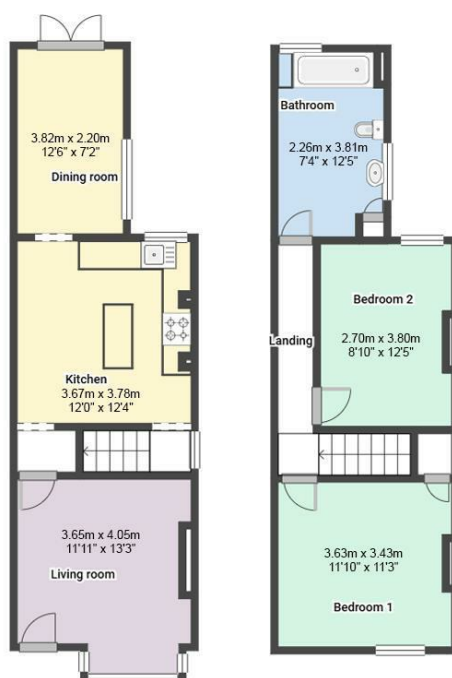
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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