



105 Mays Avenue

Carlton | NG4 1AS | Asking Price £190,000

ROYSTON  
& LUND



- Detached Raised Level Bungalow
- Double Garage
- No Upward Chain
- Fitted Kitchen / Diner
- EPC Rating D
- Double Driveway
- South Facing Garden
- Four Piece Bathroom
- Freehold
- Council Tax Band C







Royston and Lund are pleased to bring to the market this two bedroom raised level detached bungalow in Carlton. The property is offered to the market with no upward chain and is located within easy reach of both the centre of Carlton and the City Centre, with regular buses running nearby.



In brief the property comprises an entrance hall, L-Shaped lounge with gas fire, fitted kitchen diner with an integrated double oven, hob & extractor fan, two bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin. Towards the front of the property there is a double driveway and a double integral garage. Towards the rear there is a small enclosed south facing garden with mature shrubs and fenced boundaries.

Please be aware this property is limited to a cash purchase only. Please be aware there are signs of structural movement, a structural report is held on file for your reference.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

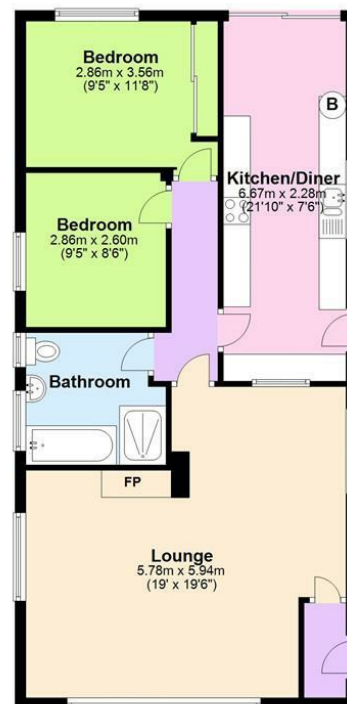
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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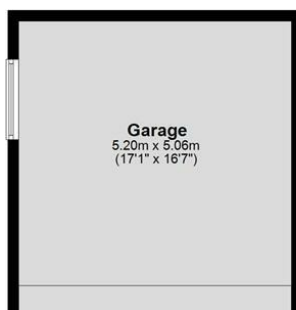
#### First Floor

Approx. 74.5 sq. metres (801.6 sq. feet)



#### Ground Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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