

30 Mayfield Road, Carlton - NG4 1JP

Guide Price **£190,000**

DavidJames
the estate agent







30 Mayfield Road

Carlton, Nottingham

GUIDE PRICE £190,000-£200,000 NO CHAIN! 2 bed semi-detached home just a short walk from Carlton Hill's amenities and bus links! 2 reception rooms, modern kitchen and bathroom plus a generous garden!
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

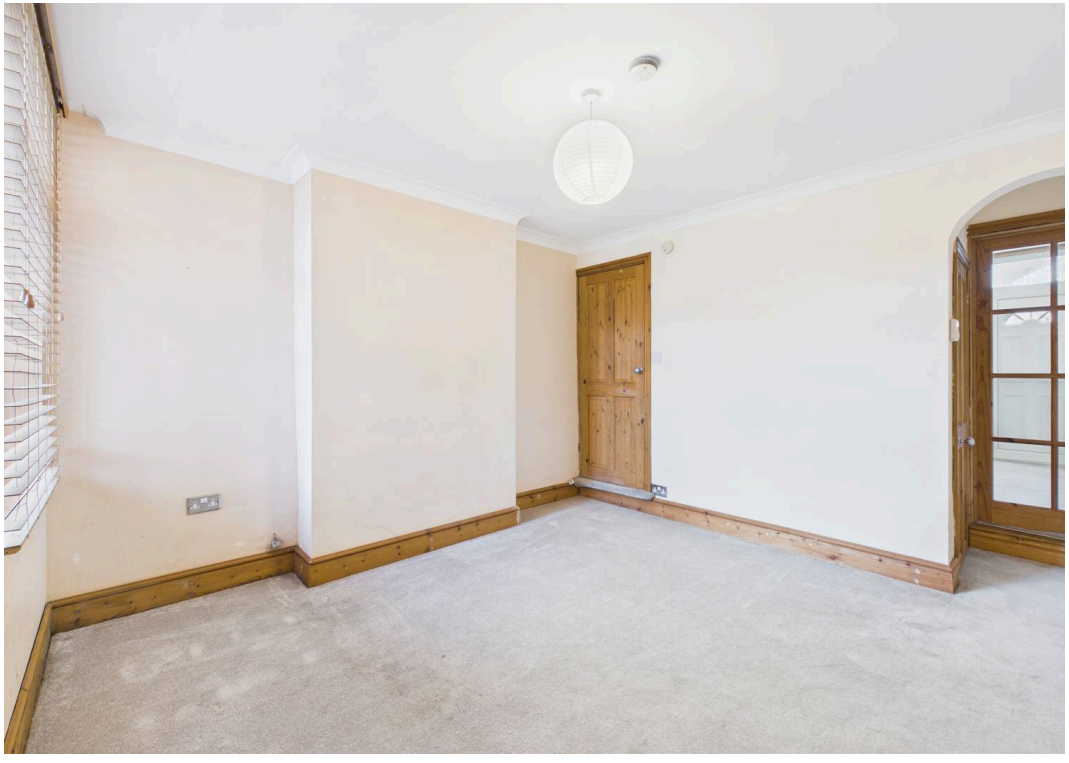
EPC Environmental Impact Rating:

- Semi-detached home
- Offered to the market with no upward chain
- Ideal for professionals, first-time buyers and investors
- A short walk from Carlton Hill's nearby amenities and excellent transport links
- Good-sized lounge with a feature walk-in box window
- Separate and versatile dining/sitting room
- Modern fitted kitchen with a range of integrated appliances
- Two well-proportioned first floor bedrooms
- Three-piece first floor bathroom with a corner bath and electric shower
- Generous lawned garden with patio seating space and a useful garage outbuilding for storage













Floor 0



Floor 1

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Approximate total area(1)

71 m²

764 ft²

Reduced headroom

0.7 m²

8 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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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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