



**82 Mays Avenue, Carlton – NG4 1AU**

Guide Price **£140,000**





## 82 Mays Avenue

Carlton, Nottingham

Well-presented first-floor maisonette with balcony, garage and good size rear garden. Featuring two beds, modern kitchen and bus links nearby - ideal for first-time buyers, investors and downsizers!

Council Tax band: A

Tenure: Leasehold

- Well-presented first-floor maisonette
- Close to amenities, bus routes and everyday essentials
- Ideal purchase for first-time buyers, downsizers and investors
- Bright and spacious lounge/dining room with feature patio doors
- Delightful balcony with far reaching views over Carlton
- Contemporary breakfast kitchen with integrated cooking appliances
- Two well-proportioned double bedrooms with peaceful rear aspect
- Three-piece bathroom suite featuring a rainfall over-bath shower
- Good size rear garden providing valuable outside space
- Driveway and integrated garage providing off-street parking









Entrance Hallway

Floor 0



Bedroom One  
3.73 x 2.96 m  
12'2" x 9'8"

Bedroom Two  
2.82 x 2.36 m  
9'2" x 7'8"

Bathroom  
1.77 x 1.77 m  
5'9" x 5'9"

Kitchen  
2.24 x 2.70 m  
7'4" x 8'10"

Landing  
3.25 x 0.77 m  
10'7" x 2'6"

Floor 1



Approximate total area<sup>(1)</sup>

53.7 m<sup>2</sup>

578 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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