



£950 pcm

Mayfield Road, Carlton, Nottingham, Nottinghamshire NG4 1JP

EPC Rating D



Three Bedroom Semi Detached Property- To let

Located just a short walk from the excellent amenities of Carlton Hill, this well-presented three-bedroom semi-detached home is arranged over three storeys and offers spacious, versatile accommodation ideal for families and professionals alike.

The property features two generous reception rooms, including a bright front lounge with a bay window and a separate dining room, creating excellent spaces for both everyday living and entertaining. The modern fitted kitchen, boasts a stylish range of high-gloss units, an integrated electric oven, gas hob with extractor hood and ample storage.

Upstairs, the first floor offers two well-proportioned bedrooms and a spacious family bathroom complete with both a panelled bath and separate shower cubicle. The second floor is dedicated to a generous third bedroom, providing an ideal principal bedroom, guest room or home office.

Outside, the enclosed rear garden features a patio, lawn, mature hedging and a further seating area, creating an excellent outdoor space to enjoy throughout the year. Additional benefits include uPVC double glazing, gas central heating, newly fitted flooring throughout.

For the affordability checks your total yearly income will need to be:£28,500

Deposit £1,096.15

Council Tax band A



LIVING ROOM 12' 10" (into window recess) x 11' 8" (into alcove)(3.92m x 3.57m)

DINING ROOM 11' 11" x 11' 8" (into alcove)(3.64m x 3.58m)

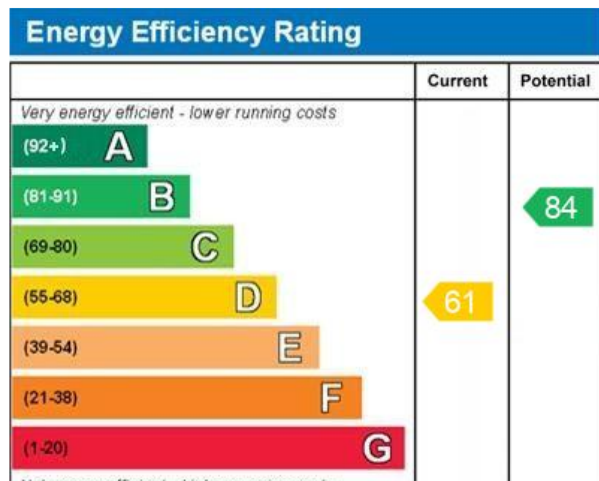
KITCHEN 13' 2" x 6' 8" (4.03m x 2.04m)

BEDROOM TWO 11' 9" (into alcove) x 9' 10" (into alcove) (3.59m x 3m)

BEDROOM THREE 11' 11" x 8' 11" (into alcove) (3.65m x 2.73m)

BATHROOM 8' 10" x 13' 2" (2.70m x 4.03m)

LOFT ROOM 17' 5" (into sloping eave) x 11' 6" (into fitted wardrobe alcove)(5.33m x 3.53m)



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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