



82 Mays Avenue, Carlton – NG4 1AU

Guide Price **£140,000**

DavidJames
the estate agent



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

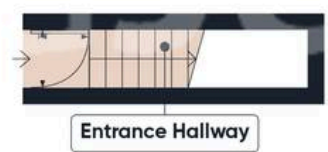
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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







Floor 0

Approximate total area⁽¹⁾
53.7 m²
578 ft²



Floor 1



(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.



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