

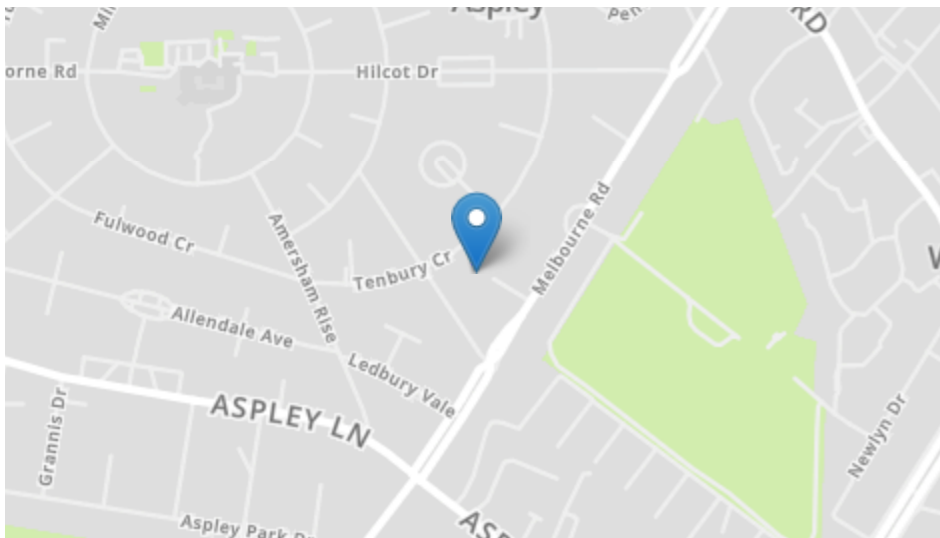
Melbourne Road, NG8 5HN

Guide Price £170,000



Melbourne Road, NG8 5HN

Guide Price £170,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace Family Home
- 3 Bedrooms
- Dining Kitchen
- Corner Plot
- Favours School Catchment
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

Our Seller says....

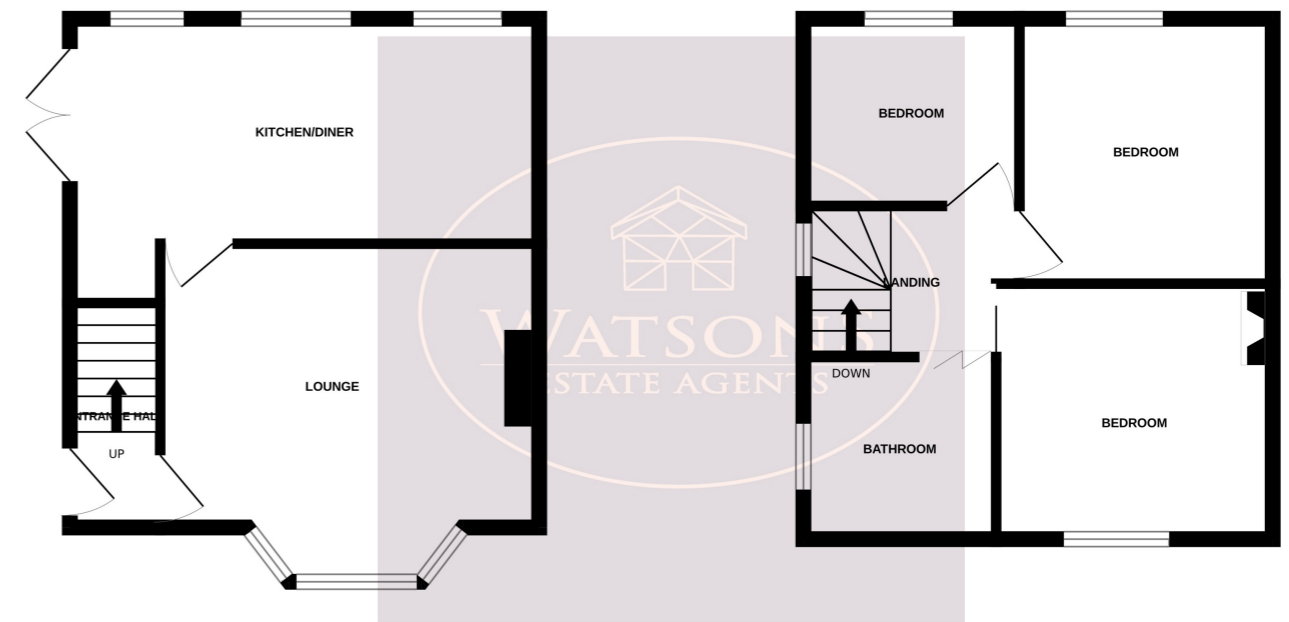
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27181728

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

*** GUIDE PRICE £170,000 - £180,00 *** ** COULD THIS BE YOUR FIRST FAMILY HOME? ** This well presented home would suit a range of buyers including first timers, downsizers or a young family looking for their first home. The property has been improved and upgraded by the current owner with the added potential of extending with the size of this corner plot garden. The property in brief comprises to the ground floor; entrance hall, lounge with bay window and open plan dining kitchen. To the first floor a landing giving access to three generous bedrooms and a three piece bathroom suite. To the outside a front garden with gated access and to the rear that extensive enclosed garden. Melbourne Road is located just off Aspley Lane (B690) & Nuthall Road (A610), and is an area highly sought after for its schools & convenient access to the ring road & Nottingham City Centre. A parade of shops is within walking distance with amenities including various convenience stores, a doctors surgery, post office & hairdressers. The area is also well served by public transport with bus stops just a few minutes walk away.

Ground Floor

Entrance Hall

UPVC entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.29m x 3.36m (14' 1" x 11' 0") UPVC double glazed bay window to the front, radiator and open to the dining kitchen.

Dining Kitchen

5.33m x 2.56m (17' 6" x 8' 5") A range of matching wall & base units, work surfaces incorporating and inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven, hob and microwave with extractor over, fridge freezer. Plumbing for washing machine & dishwasher. Radiator, door to the cupboard housing the boiler, uPVC double glazed window to the rear and uPVC door to the rear garden.

First Floor

Landing

Wooden single glazed window to the side, access to the attic, radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.13m x 2.9m (10' 3" x 9' 6") UPVC double glazed window to the front, feature fire place, radiator.

Bedroom 2

3.1m x 2.8m (10' 2" x 9' 2") Wooden single glazed window to the rear and radiator.

Bedroom 3

2.43m x 2.17m (8' 0" x 7' 1") Wooden single glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed flower and flower bed borders with a range of plants & shrubs. The generous rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.