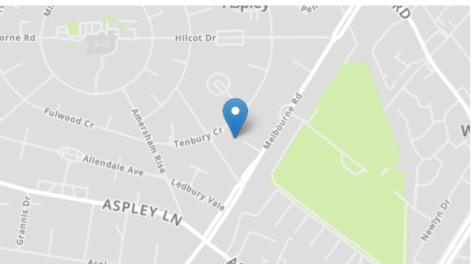


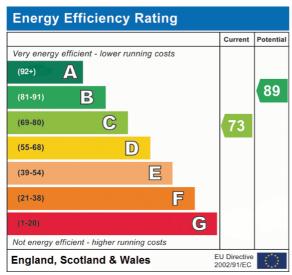
Melbourne Road, NG8 5HN

Guide Price £170,000









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

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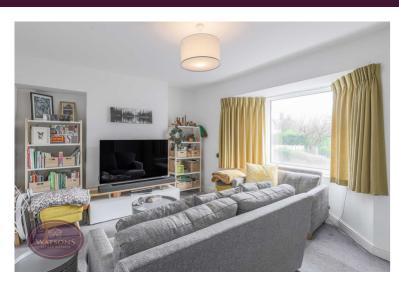




• End Terrace Family Home

- 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....





\*\*\* 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.

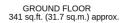
## **Dining Kitchen**

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.



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 a clear the accuracy of the floorplan contained thee, measurement of doors, wholever, measurement and the contained the statement of any or supplementation of the statement of any or onesion 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 guarant as the statement of the services of the services of the services. The services of the services appliances through the services of the services of the services of the services of the services.

#### 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.