

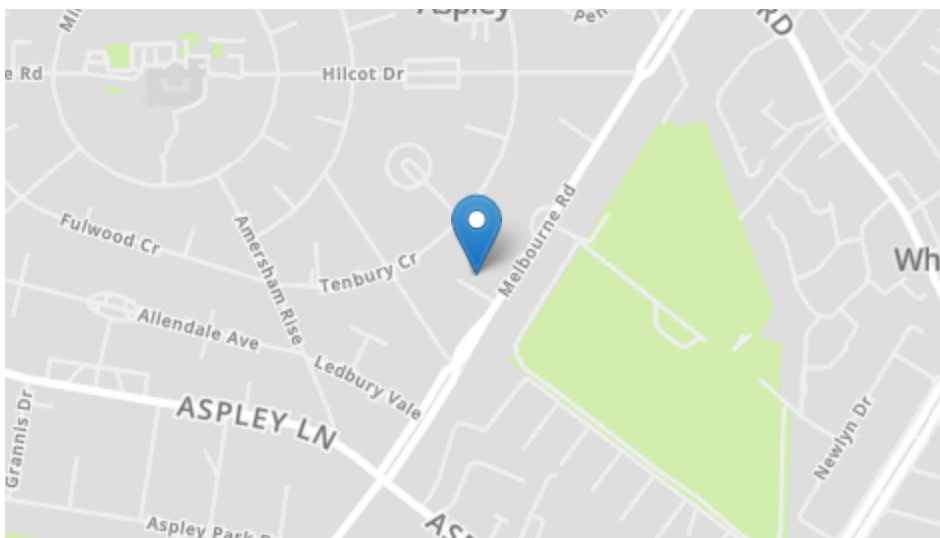
Melbourne Road, NG8 5HN

Offers Over £210,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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Ref - 27337813

- Town House
- 3 Bedrooms
- 2 Reception Rooms
- Study
- Separate Shower Room & WC
- South Facing Rear Garden
- Walking Distance To Amenities
- Ease Of Access To Nottingham City Centre

Our Seller says....

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.



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*** NO ORDINARY TOWN HOUSE *** We urge you to take a close look at this simply superb town house which offers much more than most. It is well presented throughout, benefits from 3 DOUBLE bedrooms, a study and is topped off by a great south-facing garden. The accommodation in brief comprises: entrance hall, lounge, dining kitchen, first floor landing to the 3 double bedrooms as well as a further room which could be used as a study, and a shower room. This popular area of Aspley lies within 3 miles of Nottingham City Centre with excellent transport links including a regular bus service, as well as easy access to the tram network & ring road. The plot is set back from the road which gives peace of mind for families who Families will also appreciate the favoured school catchment. Call our sales team now to arrange you viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, wood effect laminate flooring, radiator and doors to the lounge & kitchen.

Lounge

4.53m x 3.32m (14' 10" x 10' 11") UPVC double glazed window to the front, radiator, wood effect laminate flooring and French doors to the rear garden.

Dining Room

3.18m x 3.18m (10' 5" x 10' 5") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the kitchen.

Kitchen

3.48m (4.56m max) x 2.6m (11' 5" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit with flexi tap. Integrated electric oven & hob with extractor over. Plumbing for washing machines and dishwasher. Wood effect laminate flooring, under stairs storage, combination boiler, single glazed wooden window to the side and door to the rear garden.

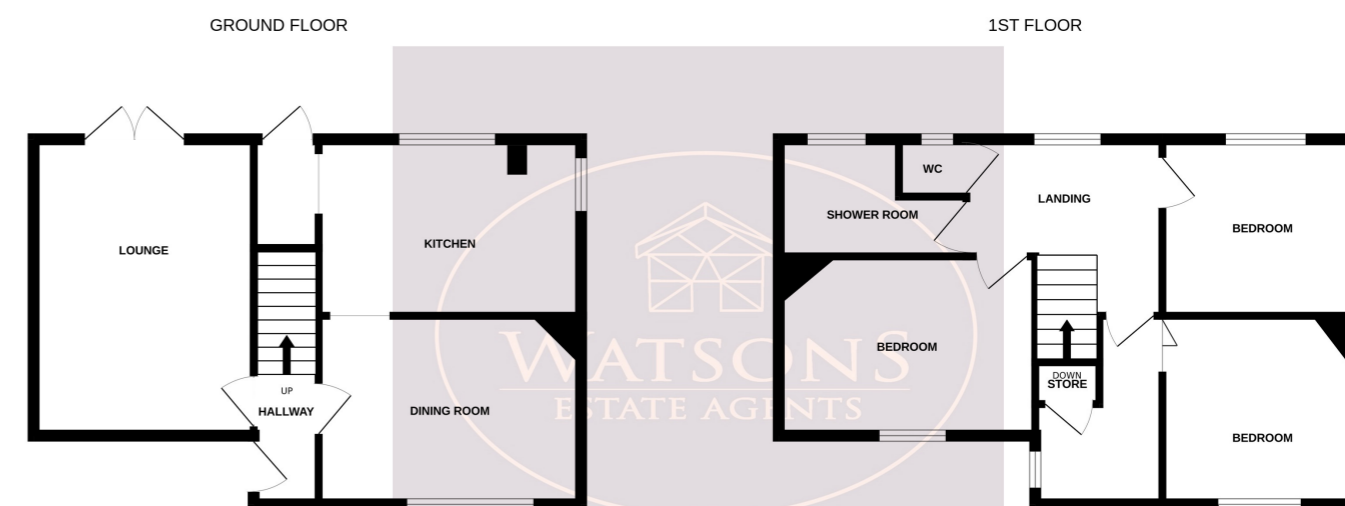
First Floor

Landing

UPVC double glazed window to the rear, access to the attic and doors to all bedrooms, study, shower room and WC.

Bedroom 1

4.02m x 2.74m (13' 2" x 9' 0") UPVC double glazed window to the front, wood effect laminate flooring and radiator.



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.
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Bedroom 2

3.25m x 2.52m (10' 8" x 8' 3") UPVC double glazed window to the front, radiator.

Bedroom 3

2.6m x 2.57m (8' 6" x 8' 5") UPVC double glazed window to the rear and radiator.

Study

3.18m (max) x 1.95m (10' 5" x 6' 5") UPVC double glazed window to the side, wood effect laminate flooring, radiator and built in storage cupboard.

Shower Room

2 piece suite comprising vanity sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail, obscured uPVC double glazed window to the rear.

WC

WC and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by iron railings. The South facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, 2 timber built sheds. The garden is enclosed by hedge and timber fencing to the side.