



**Melton Road, West Bridgford Nottingham NG2 7NF**



**welcome to**

**Melton Road, West Bridgford Nottingham**

\*\*\*CHAIN FREE\*\*\* William h brown have pleasure in bringing to the market this immaculate four bedroom house, perfectly situated in the heart of West Bridgford!



### **Entrance Porch**

Door to front aspect, door to entrance hallway

### **Entrance Hall**

Tiled flooring, radiator, door to dining area and kitchen/family room

### **Dining Area**

11' 3" x 10' 6" ( 3.43m x 3.20m )

Radiator, window to rear aspect, opening to living room

### **Living Room**

12' 8" x 12' 3" ( 3.86m x 3.73m )

Feature fireplace, television point, radiator, bay window to front aspect

### **Kitchen/Family Area**

33' 5" x 10' ( 10.19m x 3.05m )

Fitted with wall and base units, with Quartz surfaces over, two ovens, induction hob, integral fridge/freezer, dishwasher and washing machine, 1 and 1/2 bowl stainless steel sink, tiled flooring, patio door to rear garden

### **Bedroom One**

15' 8" x 12' 2" ( 4.78m x 3.71m )

Three windows to front aspect, fitted wardrobe, radiator

### **Bedroom Two**

12' 3" x 10' 6" ( 3.73m x 3.20m )

Window to rear aspect, radiator

### **Bathroom**

WC, wash hand basin, bath with mixer taps, shower cubicle, heated towel rail, window to rear and side aspects

### **Shower Room**

WC, wash hand basin, shower cubicle, heated towel rail, window to side aspect

### **Bedroom Three**

15' 7" x 12' 2" ( 4.75m x 3.71m )

Window to front aspect, radiator

### **Bedroom Four**

12' 2" x 10' 6" ( 3.71m x 3.20m )

Window to rear aspect, radiator



***view this property online*** [williamhbrown.co.uk/Property/WBF103545](http://williamhbrown.co.uk/Property/WBF103545)



welcome to

## Melton Road, West Bridgford Nottingham

- CHAIN FREE
- FOUR BEDROOM FAMILY HOME
- TWO RECEPTION AREAS
- 35' KITCHEN/FAMILY ROOM
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£590,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF103545](https://williamhbrown.co.uk/Property/WBF103545)



Property Ref:  
WBF103545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



Rossell House 13 Tudor Square, West  
Bridgford, NOTTINGHAM, Nottinghamshire,



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**