

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" $\stackrel{~}{x}$ 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

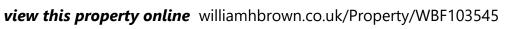
Shower Room

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





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- 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





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Property Ref:

WBF103545 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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