



6 Melrose Street, Nottingham – NG5 2JP

Guide Price £210,000 – £220,000

DavidJames
the estate agent



6 Melrose Street

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 Recently renovated 2 bed terraced house available with no chain and located just a short walk from Sherwood's vibrant amenities and frequent bus services to the City!

Council Tax band: A

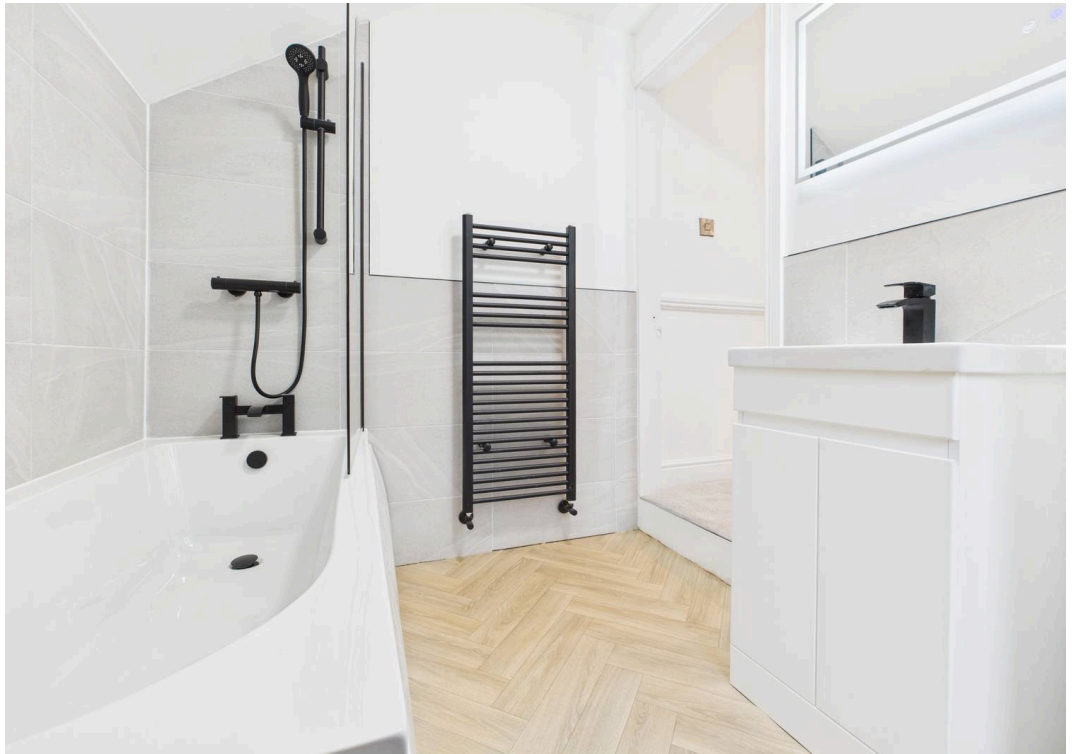
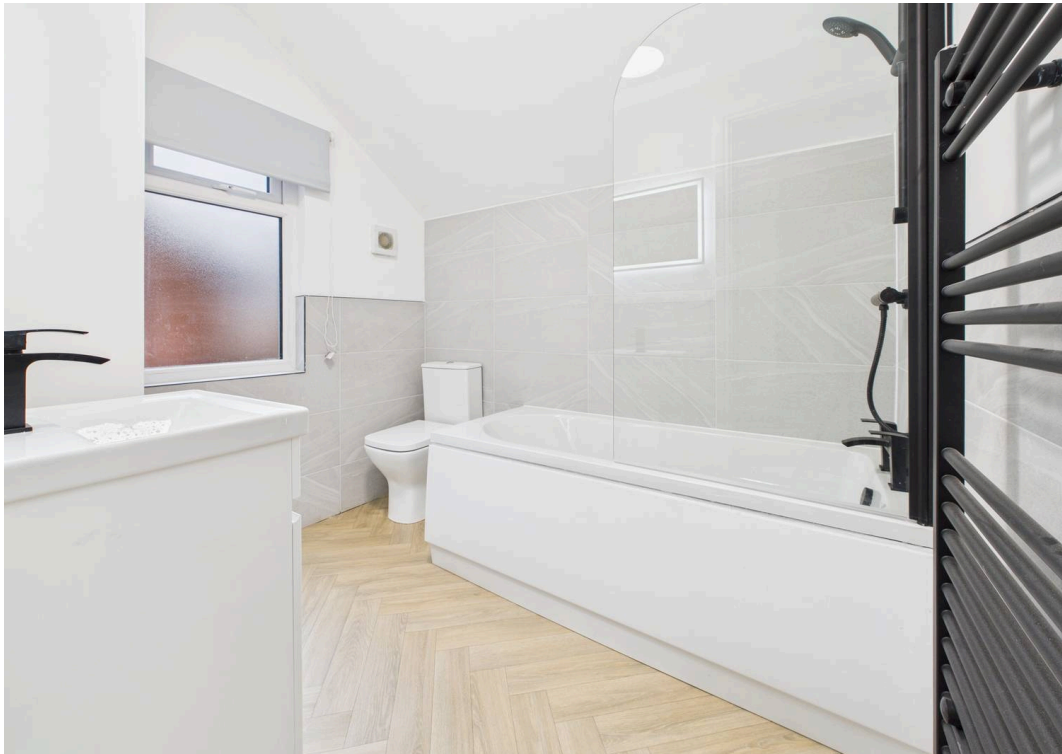
Tenure: Freehold

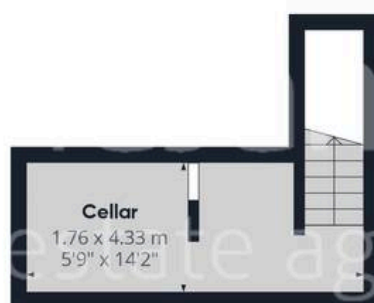
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Renovated mid-terrace home available with no chain
- Neutrally redecorated with new carpets, floor coverings and radiators throughout
- Perfect for a first-time buyer or investor
- Sherwood's vibrant variety of restaurants, bars and shops on the doorstep
- Frequent bus services nearby to Nottingham City Centre, City Hospital and the surrounding areas
- Bright and inviting lounge
- Superb open plan dining kitchen with newly-fitted units and integrated appliances
- Two first floor bedrooms
- Newly-fitted and stylish three-piece first floor bathroom
- Low-maintenance rear yard with a useful external store







Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

65.8 m²

708 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.