

HoldenCopley

PREPARE TO BE MOVED

Mellors Road, West Bridgford, Nottingham NG2 6EY

£1,100 PCM

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Due to high demand on this property, we are no longer accepting viewings.

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LOCATION LOCATION LOCATION...

This well-presented, two-bedroom semi-detached house offers spacious accommodation ideal for couples or working professionals. Located in the sought-after area of West Bridgford, it is conveniently close to shops, eateries, and transport links to the City Centre. The ground floor features an inviting entrance hall, a spacious living room with a feature fireplace, a modern fitted kitchen with integrated and freestanding appliances and a luxurious conservatory. Upstairs, there are two good-sized bedrooms and a modern three-piece bathroom suite. The front of the property boasts a mature garden with decorative plants and shrubs, while the enclosed rear garden includes a lawn, more decorative plants and shrubs, and a paved seating area perfect for Summer. The property will be available for occupancy from early-mid August.

AVAILABLE MID AUGUST!





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Conservatory
- Modern Three Piece Bathroom Suite
- Front & Rear Gardens
- On-Street Parking Available
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

3'10" x 3'0" (1.18m x 0.92m)

The entrance hall has carpeted flooring and stairs, coving to the ceiling and a single composite door providing access into the accommodation

Living Room

13'10" x 13'4" (max) (4.24m x 4.08m (max))

The living room has carpeted flooring, coving to the ceiling, sofa, armchair, gas fire with a tiled hearth, radiator and a UPVC double glazed bay window

Kitchen/Diner

13'4" x 9'1" (4.07m x 2.79m)

The kitchen/diner has wood effect vinyl flooring, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated double oven with separate gas hobs, free standing fridge/freezer, space for a dining table and chairs and UPVC double glazed sliding doors providing access to the conservatory

Conservatory

9'8" x 9'2" (2.95m x 2.80m)

The conservatory has wood effect vinyl flooring, a range of UPVC double glazed windows and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

6'4" x 6'2" (max) (1.94m x 1.88m (max))

The landing has carpeted flooring, coving to the ceiling, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

11'11" x 10'4" (3.64m x 3.15m)

The main bedroom has carpeted flooring, in-built double bedroom, in-built storage cupboard, double bed and mattress, chest of drawers, radiator and UPVC double glazed windows

Bedroom Two

11'3" x 6'10" (3.44m x 2.10m)

The second bedroom has carpeted flooring, double bed with mattress, radiator and UPVC double glazed window

Bathroom

7'10" x 6'2" (max) (2.40m x 1.88m (max))

The bathroom has tile effect laminate flooring, partially tiled walls, wall mounted chrome heated towel rail, vanity washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps and a wall mounted shower, in-built storage cupboard and a UPVC double glazed obscure window

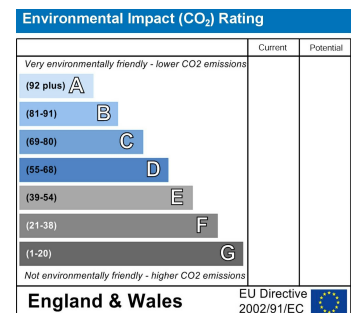
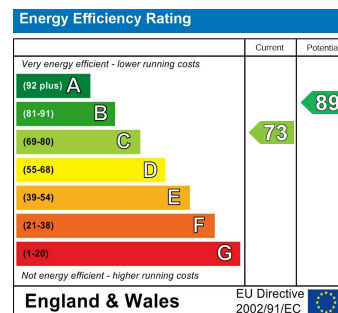
OUTSIDE

FRONT

To the front is a mature garden with a range of decorative plants and shrubs and a pathway leading to the accommodation

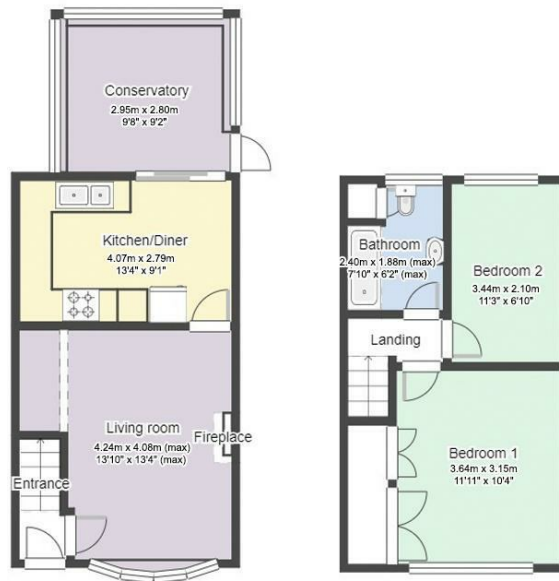
REAR

To the rear is an enclosed garden with a lawn, paved seating area, a range of decorative plants and shrubs with a fence surround



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

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