



**Melbourne Road, Nottingham NG8 5HL**

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## Melbourne Road, Nottingham

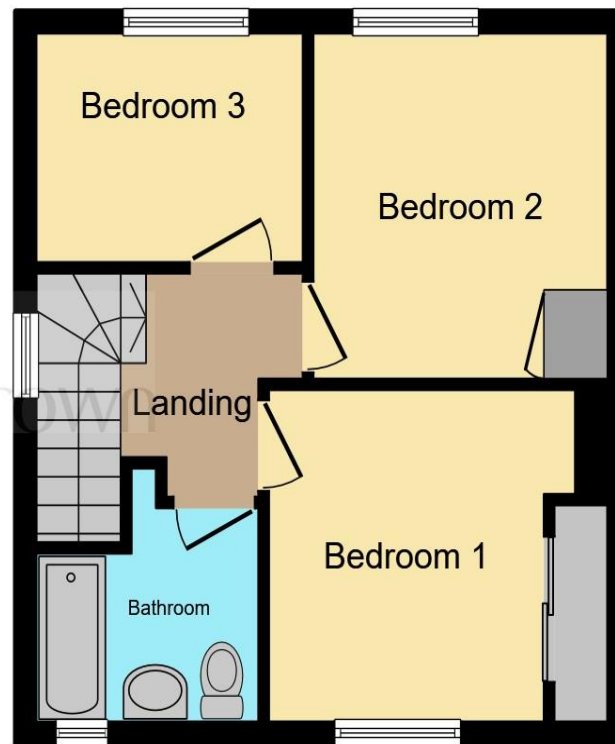
**\*\*AMPLE OFF-STREET PARKING\*\*** THREE BEDROOM END-TERRACED property on Melbourne Road with BAY FRONT WINDOW. DETACHED GARAGE & LEAN TO. GENEROUS DRIVEWAY & CAR PORT. IDEAL FAMILY HOME in a sought after NG8 location. Bulwell rail station LESS THAN TWO MILES AWAY.







**Ground Floor**



**First Floor**

**Living Room**

14' 4" MAX x 11' MAX ( 4.37m MAX x 3.35m MAX )

**Kitchen**

17' MAX x 8' 5" MAX ( 5.18m MAX x 2.57m MAX )

**Bedroom One**

9' 10" MAX x 8' 8" MAX ( 3.00m MAX x 2.64m MAX )

**Bedroom Two**

10' 1" MAX x 8' MAX ( 3.07m MAX x 2.44m MAX )

**Bedroom Three**

7' 5" MAX x 7' 9" MAX ( 2.26m MAX x 2.36m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Melbourne Road, Nottingham

- Council Tax Band: A
- \*\*\*GUIDE PRICE £200,000 - £230,000\*\*\*
- THREE BEDROOMS
- END-TERRACED PROPERTY
- AMPLE OFF-STREET PARKING VIA DRIVEWAY & CAR PORT

Tenure: Freehold EPC Rating: D

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118067](https://www.williamhbrown.co.uk/Property/NVS118067)



Property Ref:  
NVS118067 - 0007

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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.



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