

10 Melbourne Road

West Bridgford
Nottingham
NG2 5BG

Offers In Excess Of £350,000



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Location



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Video



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0115 841 1155



- Two-bedroom semi-detached home
- First time to the market in over 60 years
- Ready for movers to put their own stamp on the property
- Family bathroom and downstairs WC
- Scope for expansion, subject to planning
- Sought-after Lady Bay location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold



10 Melbourne Road, West Bridgford, Nottingham, NG2 5BG

Key Features

A remarkable opportunity awaits to acquire this charming double bay fronted period semi-detached home located in the highly sought-after area of Lady Bay in West Bridgford. Presented to the market for the first time in over 60 years, this property offers immense potential for renovation, making it an ideal investment for those seeking to enhance its value. Originally constructed as a three bedroom home but configured to a two bedroom to allow for large bathroom, with ample potential to convert the loft into additional living space. Positioned on a westerly rear-facing plot, this property beckons discerning buyers to seize the chance to make it their own.

Upon entering, you are greeted by an inviting open porch leading to a reception hall, featuring a distinctive archway and cobble wall, with stairs ascending to the first floor. The ground floor boasts an open-plan layout, with a lounge and dining area separated by a striking stone archway. The dining area, adorned with original ceiling coving and a stone fireplace, overlooks the front elevation through a double glazed bay window. The rear living room offers access to the garden via double patio doors and features another stone fireplace. Adjacent to the living area lies the kitchen, awaiting transformation and potential extension. A utility room and downstairs toilet complete this level.

Ascending to the first floor, you'll find a landing primed for easy loft conversion, leading to two generously proportioned bedrooms and a sizeable bathroom, ripe for reconfiguration into an additional bedroom and bathroom, boasting a four-piece suite with bath and shower cubicle.

Externally, the property is bordered by a brick wall and accessed through a gate leading to the front door, with additional security gate access to the garden. The rear garden offers low-maintenance living, predominantly paved with pockets of greenery, including trees and shrubs. An outbuilding and a spacious shed provide ample storage solutions, completing this delightful property.

Schedule your viewing today and unlock the potential of this captivating home.



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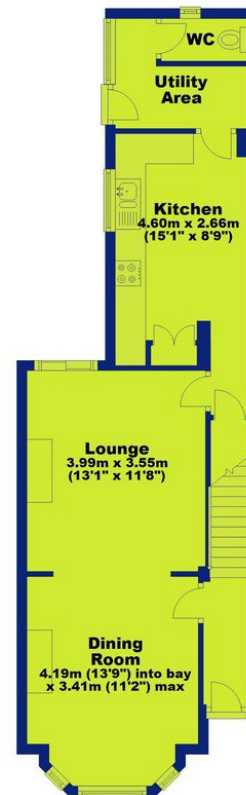


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Ground Floor
Approx. 52.4 sq. metres (564.3 sq. feet)



First Floor
Approx. 47.1 sq. metres (507.5 sq. feet)

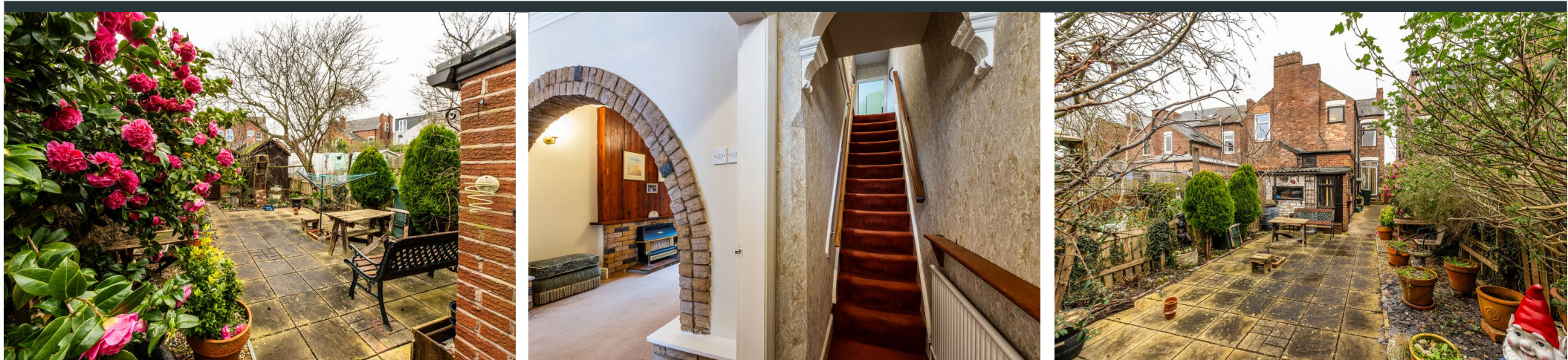


Total area: approx. 99.6 sq. metres (1071.8 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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