

134 Melton Road

West Bridgford
Nottingham
NG2 6ER

Offers in Excess of £499,950



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Location



Gallery



Video



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0115 841 1155



- Two self-contained apartments
- Detached period property
- Scope for expansion & improvement
- Central West Bridgford location
- Excellent school catchments
- Potential for owner live-in landlord
- Driveway, garage & rear garden
- South Westerly facing rear aspect
- Close to local amenities
- Freehold



134 Melton Road, [West Bridgford, Nottingham, NG2 6ER](#)

Key Features

A detached period home located in the highly sought-after Nottingham suburb of West Bridgford, that has been split into two self-contained apartments. Offering an investment opportunity, potential for an owner live in landlord, or potential for conversion back to a single dwelling. Within easy walking distance to Central Avenue and on the doorstep of the Melton Road shops, the property is located in an excellent school catchment area and could appeal to a wide variety of buyers.

The ground floor apartment is entered to the right hand side of the property. With a generous hallway with a doorway leading to the bedroom and study area to the front. There is a lounge and conservatory that steps to and overlooks the rear garden. The kitchen is fitted with wall and base units and leads to a downstairs shower room and a porch that leads to the rear. The ground floor apartment currently has the full access of the rear garden and a detached single garage.

The first floor apartment is accessed to the left-hand side of the property. With an entrance hallway and a staircase that rises up to a landing area. With doors that lead to two bedrooms, a kitchen and utility room, a three-piece bathroom and a generous lounge with original bay window overlooking front.

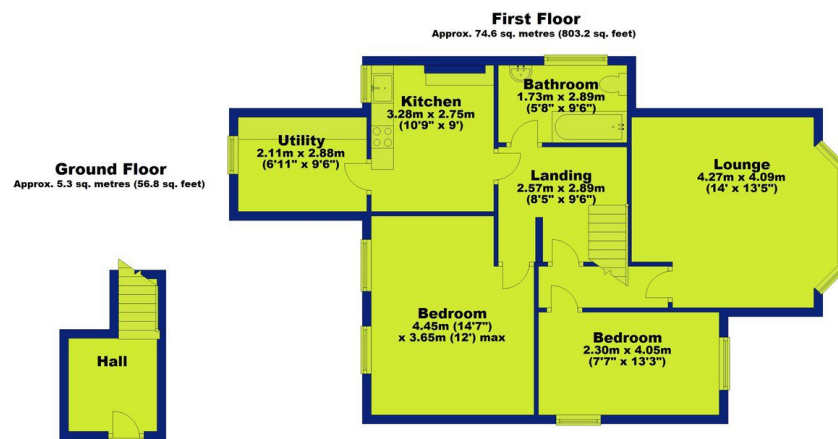
Outside to the front of the property there is a walled hedge boundary that offers privacy from the road. There is a driveway that offers parking for cars, that leads to the garage and garden to the rear.



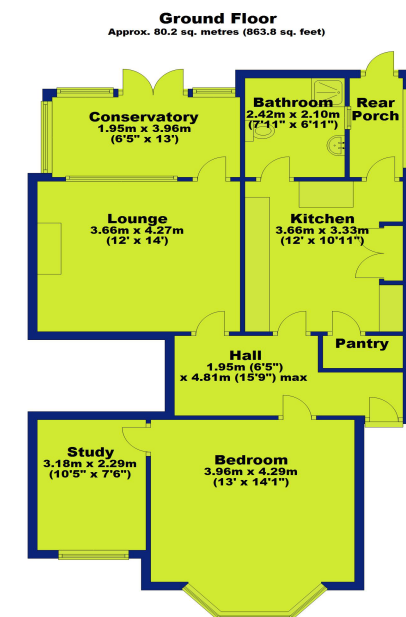
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Total area: approx. 79.9 sq. m



Total area: approx. 80.2 sq. metres (863.8 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		
69-80	C		79 c
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.