



26 Melbury Road, Woodthorpe – NG5 4PG

Guide Price **£350,000**

DavidJames
the estate agent



26 Melbury Road

Woodthorpe, Nottingham

GUIDE PRICE £350,000-£375,000 Extended detached family home close to schools, bus links and Mapperley's amenities. 2 reception rooms, 4 beds and a generous south-easterly facing garden. A must-view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached family home
- A short walk from local schools and frequent City-bound bus services
- Within easy reach of Mapperley's amenities
- Bright and spacious lounge
- Fitted kitchen with space for appliances
- Separate dining room with garden access
- Four bedrooms (including three good-sized double bedrooms)
- Bathroom with a white suite and separate WC
- South-easterly facing established rear garden
- Double driveway and garage with an electric door, power and lighting







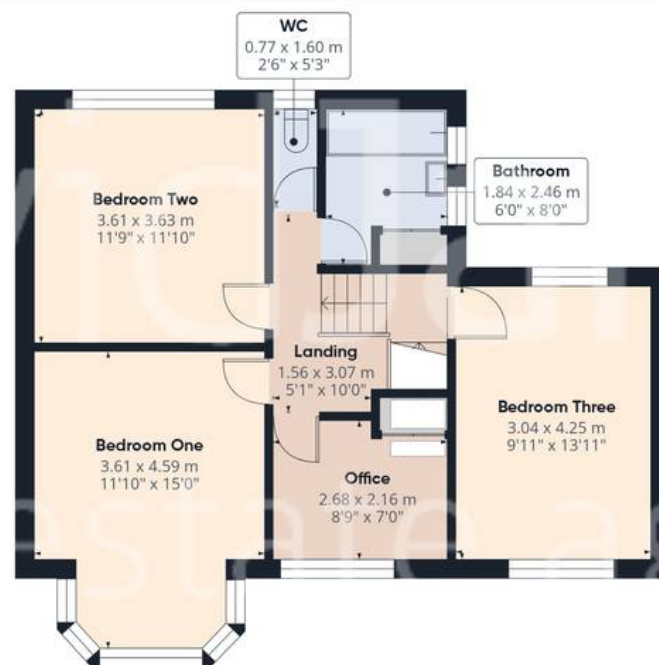


Floor 0

Approximate total area⁽¹⁾

121.2 m²

1303 ft²



Floor 1

(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.

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