

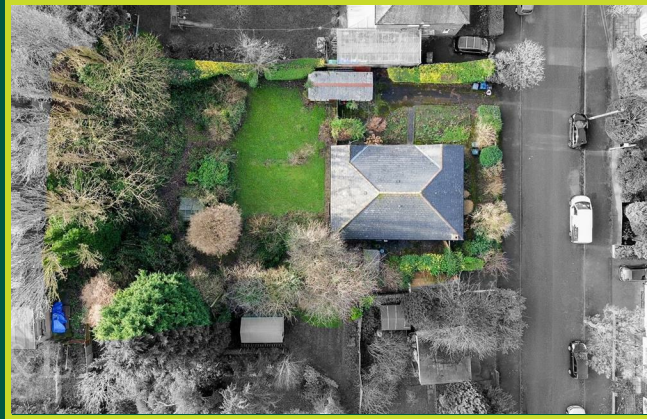


1 Mellors Road

West Bridgford | NG2 6EY | Guide Price £480,000

ROYSTON
& LUND

- GOOD PLOT SIZE
- DEVELOPMENT OPPORTUNITY
- Close By To Numerous Amenities
- Perfect For Buyers To Put There Own Stamp On Things
- EPC Rating - E
- SUBJECT TO PLANNING PERMISSION
- FULL REBUILD AND RESTORATION
- In The Catchment Areas For Highly Sought After Schools
- Excellent Location
- Freehold - Council Tax Band - E





****DEVELOPMENT OPPORTUNITY****NO ONWARD CHAIN****

Requiring full refurbishment and modernisation, this property stands in this fantastic plot providing an excellent opportunity for a buyer to put their own stamp on things. Whether it be a restoration project of the current building or a prospective buyer decides to undertake a full rebuild project with the idea of creating their dream home, there are further development opportunities possible, all would be SUBJECT TO PLANNING PERMISSION AND BUILDING REGULATIONS.



Situated in West Bridgford this property is close to numerous amenities being a short walk to melton road shops and a short drive from central avenue which contains a variety of restaurants, pubs and local shops. Not to mention that this property is in the catchment area of highly sought after schools and it has great transport links into the city centre.

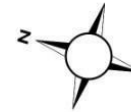


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D	54		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 108.9 sq. metres (1172.3 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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