

# Melton Road

Edwalton  
Nottingham  
NG12 4AG

Offers In Excess Of  
£2,750,000



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 0115 841 1155



- An opportunity to build something truly special
- Option to build your dream home or 2,3 or 4 substantial family homes
- A stunning approach to an amazing site
- An amazing chance for either a developer or an individual
- Located in the sought-after area of Edwalton
- Contact us for more information!

0115 841 1155

Melton Road, Edwalton, Nottingham, NG12 4AG

## Key Features

BUILDING PLOT - AN OPPORTUNITY TO BUILD  
SOMETHING TRULY SPECIAL!





0115 841 1155

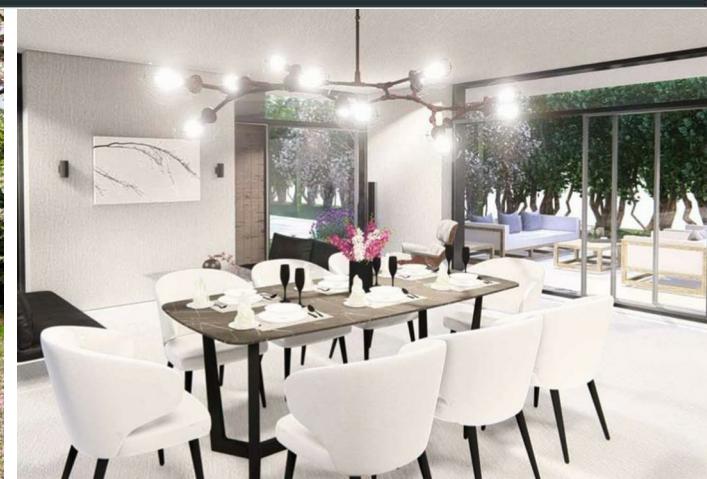
Melton Road, Edwalton, Nottingham, NG12 4AG





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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

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

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.