

Melton Road

West Bridgford
Nottingham
NG2 6JL

Guide Price £1,900,000



 0115 841 1155



- Exceptional residential development opportunity
- The properties extend to approximately 4,100 sq ft and 4,500 sq ft
- Outstanding proposition for investors, developers, or owner-occupiers
- Highly regarded school catchment area
- Contact us for further information
- Comprising two substantial, architecturally designed six-bedroom detached homes
- Opportunity to complete the final specification
- Sought-after West Bridgford location
- Close to all local amenities and transport links
- Tenure - Freehold



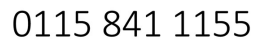
0115 841 1155

Melton Road, West Bridgford, Nottingham, NG2 6JL

Key Features

A rare opportunity to acquire a part completed high-end residential development comprising two substantial, architecturally designed six-bedroom detached homes, situated on one of West Bridgford's most prestigious and sought-after addresses, Melton Road.





1:100

1:100

Name	Area - Sq M	Area - Sq Ft
Basement	121.4 m ²	1,308.5 SF
Ground Floor	157.2 m ²	1,692.4 SF
First Floor	91.3 m ²	982.7 SF
Second Floor	71.9 m ²	774.2 SF
	441.8 m ²	4,755.7 SF

REFORM
ARCHITECTURE AND INTERIOR DESIGN LTD

A Studio 8
4548 St. Martin's Circle
T 678.222.2222
W www.studio8.com

[illegible]

A3

Original Sheet Size

STATUS
PLANNING

no.	date	by whom	description
D	10.02.99	JK	Minor updates to planning drawings
C	09.11.98	JK	Section 73 planning application
B	26.09.98		Updated materials for final review
A	15.02.94		Roof ridge reduced and dwelling narrowed in width

PROJECT PLOT 2 181 Melton Road West Bridgford Nottingham NG3 5SL	CLIENT Mr & Mrs Tang
--	------------------------------------

DRAWING TITLE			
Floor Plans			
SCALE	DATE	DRAWN BY	DRAWING NUMBER
1:100	Sep 22	JK	1914-P2-T10

COPYRIGHT



0115 841 1155

Melton Road, West Bridgford, Nottingham, NG2 6JL

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.