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& MOULT
ESTATE AGENTS

£160,000
Mellors Road
Nottingham, NG5 8HD

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PROPERTY SUMMARY

Stepping onto the property ladder, searching for somewhere to downsize, or looking for your next investment? This well-presented two-bedroom mid-terrace home on Mellors Road, Arnold could be exactly what you've been waiting for.

The property offers well-proportioned accommodation throughout, including two generous bedrooms, a family bathroom and the added convenience of a downstairs WC, along with comfortable living space that's perfectly suited to modern lifestyles. Whether you're a first-time buyer or an investor looking for a property in a strong rental location, this home ticks all the right boxes.

To the rear, the property benefits from a surprisingly long garden, providing an excellent outdoor space for families, entertaining guests or simply enjoying the warmer months. The generous plot offers plenty of room for children to play or keen gardeners to make their mark.

Location is another key selling point. Arnold Town Centre is just a short distance away, providing a fantastic selection of shops, supermarkets, cafés, restaurants and everyday amenities. Excellent transport links are right on your doorstep, with direct routes into Nottingham City Centre, while nearby bus services also offer convenient access to Mansfield and Calverton, making commuting simple.

Arnold continues to be one of Nottinghamshire's most popular residential locations thanks to its excellent local amenities, well-regarded schools and great connectivity, making it an attractive choice for a wide range of buyers.

Offering move-in-ready accommodation in a convenient and well-connected location, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

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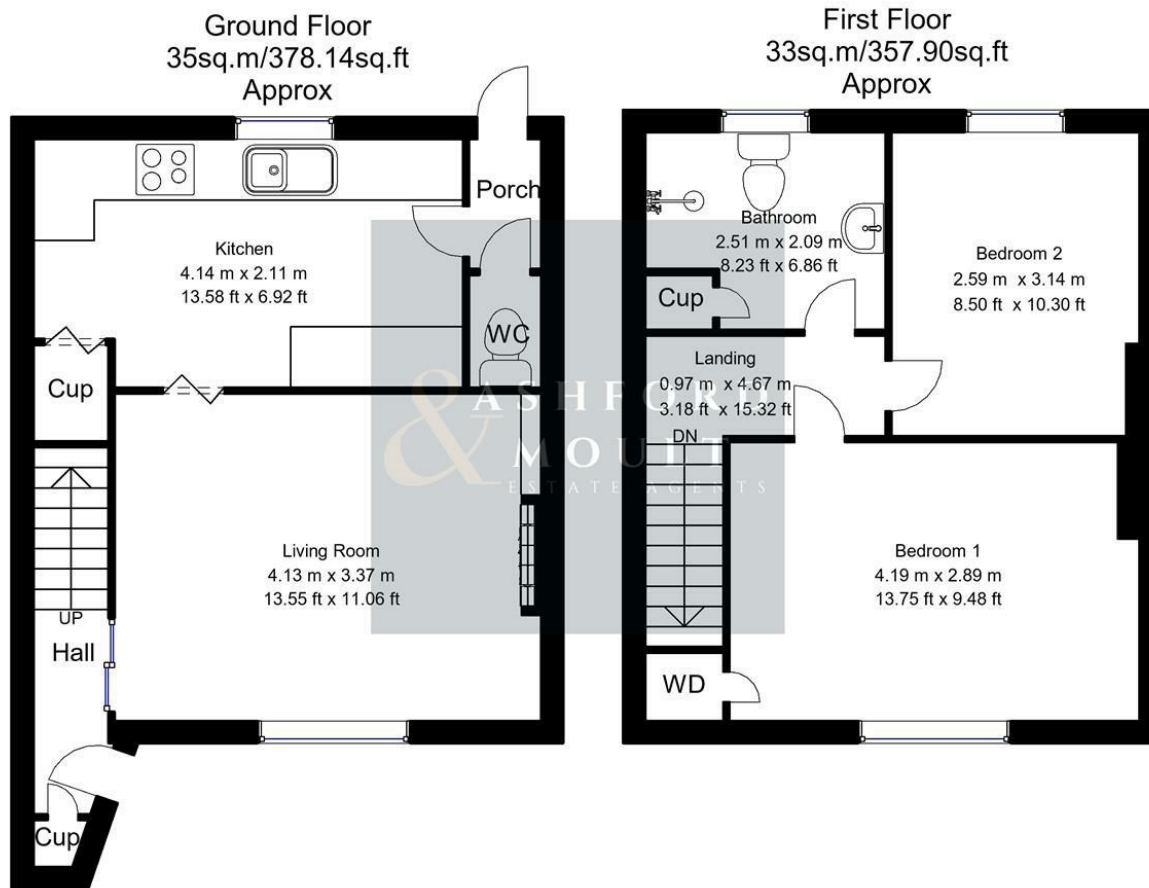


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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018



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