Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



79 Melford Road, Bilborough, Nottingham, NG8 4AP

£1,200 Per Calendar

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A superbly presented and professionally re-developed three bedroom semi-detached family home occupying an impressive plot and featuring a superb kitchen diner, three well proportioned bedrooms and modern bathroom.







The freshly plastered and neutrally decorated accommodation includes a brand new gas central heating system, new UPVC double glazed windows, French doors and composite front door and comprises, entrance hallway with stairs to the first floor, spacious lounge, superb open plan dining kitchen with French doors, three well proportioned bedrooms and newly installed modern bathroom suite with shower over bath.

Externally there is a double width front parking area with pathway and border. Linking the front to rear is a very useful covered side porch with three store sheds. The rear garden offers a high degree of privacy having a hard patio area, two areas suitable for a lawn or artificial turf and a gravelled area to the top of the garden with mature trees.

The property occupies this popular residential location close to Bilborough College and many local shopping facilities including grocery stores, cafe, post office and popular public house. Ease of access can be sought into Nottingham city centre and onward travel via the A52 and M1.

ACCOMMODATION

ENTRANCE HALLWAY
Entering the property beneath a covered storm porch through a composite and glazed front door into a welcoming formal hallway being newly carpeted with stairs leading to the first floor and useful understairs store beneath, central heating radiator.

LOUNGE
13'10" x 10'7" (4.22m x 3.23m)
A spacious reception room having a large front facing UPVC double glazed window, newly carpeted, radiator.

DINING KITCHEN
20'08" x 9'9" (6.30m x 2.97m)
A large open plan room with ample space for a dining table and chairs, UPVC glazed French doors lead out to the rear garden, vinyl flooring throughout, the kitchen is appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work services and matching splashback, stainless steel sink and drainer, electric oven and hob with an extractor canopy over, space for further appliances, wall mounted and concealed combination boiler providing domestic hot water and gas central heating, UPVC glazed window, side UPVC double glazed door, inset ceiling spotlights, radiator.

FIRST FLOOR

LANDING
Having a side UPVC double glazed obscure window, newly carpeted, loft access.

BEDROOM ONE
13'8" x 10'2" (4.17m x 3.10m)
A very spacious principal bedroom having a rear facing UPVC double glazed window, newly carpeted, radiator.

BEDROOM TWO
10'8" + lobby x 11'1" (3.25m + lobby x 3.38m)
A second spacious double bedroom having a front facing UPVC double glazed window, newly carpeted, radiator.

BEDROOM THREE
9'4" x 7'7" (2.84m x 2.31m)
A generously proportioned third bedroom having having a built-in shelf over the stairs bulkhead, front facing UPVC double glazed window, newly carpeted, radiator.

BATHROOM
6'7" x 5'3" (2.01m x 1.60m)
Beautifully appointed with a three-piece white suite comprising a panelled bath with attractive vinyl wall panelling, chrome shower over and screen, a wash hand basin and low-level WC are neatly fitted within a vanity store unit, UPVC double glazed window, inset ceiling spotlights, extractor fan, chrome towel radiator.

OUTSIDE
Externally there is a double width front parking area with pathway and border. Linking the front to rear is a very useful covered side porch with three store sheds. The rear garden offers a high degree of privacy having a hard patio area, two areas suitable for a lawn or artificial turf and a gravelled area to the top of the garden with mature trees.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

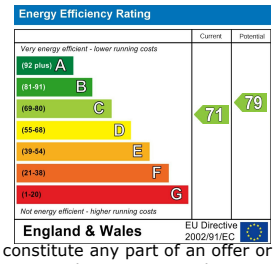
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

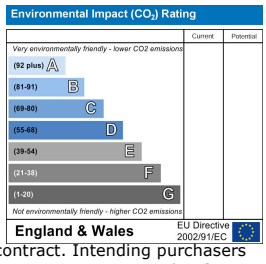
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
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