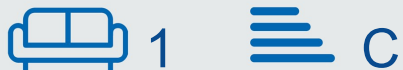


Melton Road

West Bridgford
Nottingham
NG2 7NF

Guide Price £139,000



 0115 841 1155



- No upward chain!
- Open plan kitchen diner
- Close to all local amenities
- Ideal for first time buyers, downsizers or investors
- Council Tax Band - B
- Ground floor two-bedroom flat
- Allocated parking space
- Central West Bridgford location
- Viewing essential!
- Tenure - Leasehold - 115 Years Remaining



0115 841 1155

Melton Road, West Bridgford, Nottingham, NG2 7NF

Key Features

Step into modern comfort with this beautifully presented two-bedroom ground floor flat, perfectly positioned in central West Bridgford. Whether you're a first-time buyer, a savvy investor, or looking to downsize. Close to all local amenities and a short walk to the Melton Road shops and Central Avenue.

Step into modern comfort with this beautifully presented two-bedroom ground floor flat, perfectly positioned in central West Bridgford. Whether you're a first-time buyer, a savvy investor, or looking to downsize. Close to all local amenities and a short walk to the Melton Road shops and Central Avenue. The open-plan lounge and kitchen, boasts a charming bay window that floods the room with natural light and offers a dining area. The kitchen is sleek and functional, fitted with contemporary wall and base units and a suite of integrated appliances. There are two well-proportioned bedrooms and a modern, high-spec shower room. Additional perks include off-road parking and the benefit of being part of the new build section of this attractive development – offering all the charm with none of the hassle.





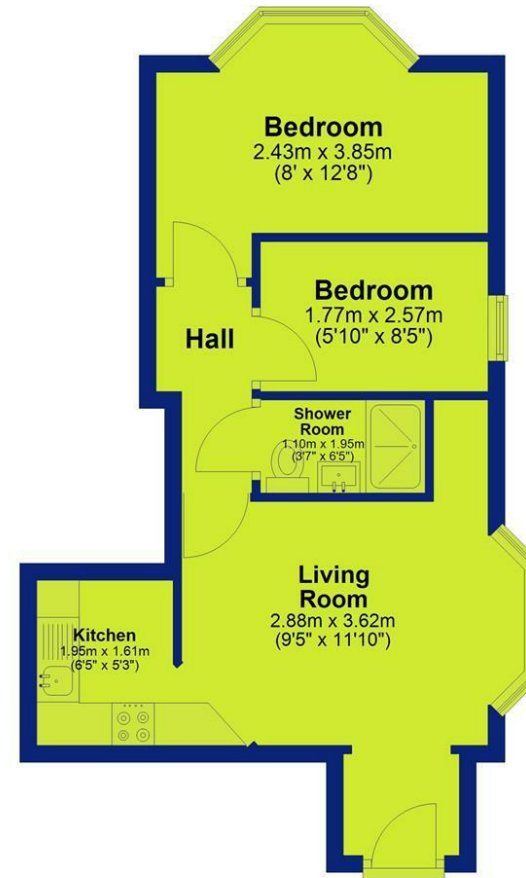
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Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 34.5 sq. metres (371.2 sq. feet)



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Melton Road, West Bridgford, Nottingham, NG2 7NF



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	71	77
(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.