



Melford Road  
Bilborough, Nottingham NG8 4AP

A TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE.

**£200,000 Freehold**



A traditional three bedroom semi detached house.

This particularly well presented property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, double glazed windows throughout and a useful side extension providing a generous side lobby area (ideal for storage), as well as a cloaks/WC and utility room.

The property is set back from the road with off-street parking for at least two vehicles, and the property enjoys good sized and relatively private rear gardens with patio and lawn.

Situated in this popular residential suburb, ideal for families as schools for all ages are within easy reach, as are local shops and facilities, and public transport.

The property is offered for sale with NO CHAIN and an internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

## LOUNGE/DINER

21'4" x 13'10" reducing to 10'8" (6.52 x 4.23 reducing to 3.27)

Gas fire and surround, two radiators, double glazed windows to the front, double glazed French doors to the rear.

## KITCHEN

9'10" x 9'10" (3.02 x 3.01)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob. Integrated fridge and freezer. Connecting doors from hallway and through to the dining area. Double glazed window to the rear, door to side lobby.

## SIDE LOBBY

A space great for storage with radiator, double glazed window and door to the front, door to utility room.

## UTILITY ROOM

14'6" x 6'2" overall (4.42 x 1.89 overall)

Wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Plumbing for washing machine, appliance space, radiator, double glazed door to rear garden, door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite, wash hand basin, low flush WC.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'10" less wardrobes x 10'5" (4.22 less wardrobes x 3.18)

Fitted wardrobes, cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

## BEDROOM TWO

11'5" x 10'6" (3.48 x 3.21)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM THREE

7'5" reducing to 4'9" x 5'10" increasing to 9'3" (2.28 reducing to 1.47 x 1.8 increasing to 2.83)

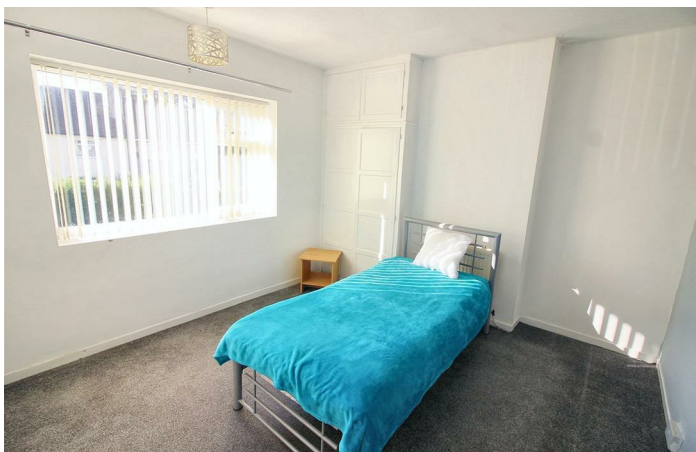
Radiator, double glazed window to the front.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, double glazed window.

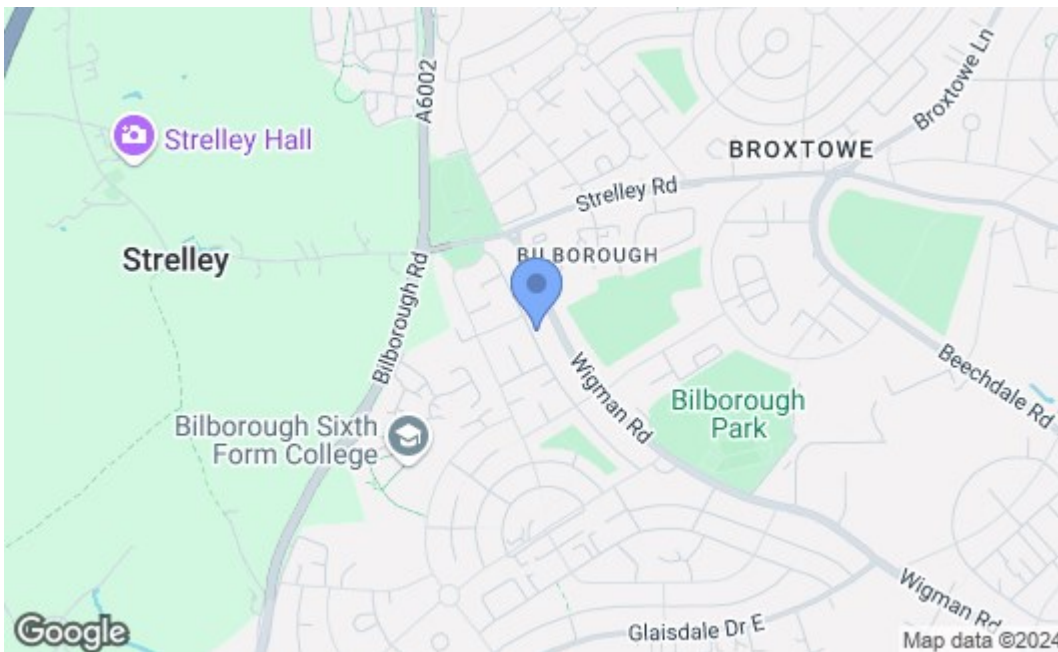
## OUTSIDE

The property is set back from the road with a hedged and fenced-in front garden with wrought iron gates leading to forecourt providing off-street parking for at least two vehicles. The rear garden is enclosed being mainly hedged-in with patio, lawn and outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix G2024



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			
		67	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.