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Sales & Lettings

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**NO
CHAIN**

MELKSHAM ROAD

BESTWOOD PARK

NOTTINGHAM

NG5 5RW



£120,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Semi-Detached Property
- Two Bedrooms & Attic Room
- Conservatory
- Double Width Driveway
- Double Glazed
- Gas Central Heating
- Combination Boiler Fitted November 2017
- Viewing Highly Recommended!

27 MELKSHAM ROAD, BESTWOOD PARK, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall Office turn right onto the High Street and continue onto Portland Road. At the roundabout, take the 2nd exit and stay on Portland Road and continue onto Nottingham Road. At the roundabout, take the 1st exit onto Hucknall Lane and at the roundabout, take the 1st exit onto Moor Bridge. Turn left onto Bestwood Park Drive West and at the roundabout, take the 2nd exit and stay on this road. At the next roundabout, take the 2nd exit onto Bestwood Park Drive and at the roundabout, continue straight onto Queens Bower Road. Turn left onto Mildenhall Crescent and turn left onto Melksham Road where the property will be easily identified by our 'For Sale' board.

This is a two-bedroom semi-detached property with an attic room in a popular location with double width driveway parking. Pathway to the side leading to the rear.

UPVC double glazed entrance door opening into:

HALLWAY

With double glazed window to the side, radiator, power points, telephone, ceiling light point, ceiling coving and stairs to first floor landing.

White panelled door to:

KITCHEN

17'9" x 7'9" With a range of wall and base units, roll top work surfaces and tiled surrounds, 1 ½ bowl single drainer stainless steel sink with mixer taps, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, canopy style extractor over four ring gas hob with integrated oven and grill, two UPVC double glazed windows to the side, radiator, ceramic floor tiling, double glazed door to the rear, numerous power points and two ceiling light points.



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Door to:

LOUNGE/DINING-ROOM

11' max x 22'4" With UPVC double glazed window to the front, double glazed patio doors opening into conservatory, radiator, power points, TV aerial point, two ceiling lights points and ceiling coving.



CONSERVATORY

12'9" x 8'9" With doors opening onto the rear garden, power points and wall light points.



LANDING

With UPVC double glazed window to the front, radiator, power points, ceiling light point, built-in cupboard housing Vokera combi-boiler (fitted November 2017) and stairs to attic room.

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Panelled door to:

BEDROOM ONE

11'9" x 10'3" With UPVC double glazed window to the front, radiator, power points and ceiling light point.



Panelled door to:

BEDROOM TWO

11' max x 10'6" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.



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Panelled door to:

BATHROOM

With UPVC double glazed opaque window to the rear, wall and floor tiling, radiator, built-in cupboard, three-piece white suite comprising panelled bath with shower head mixer tap and separate Triton electric shower over, pedestal wash hand basin and closed coupled W.C.



ATTIC ROOM/BEDROOM THREE

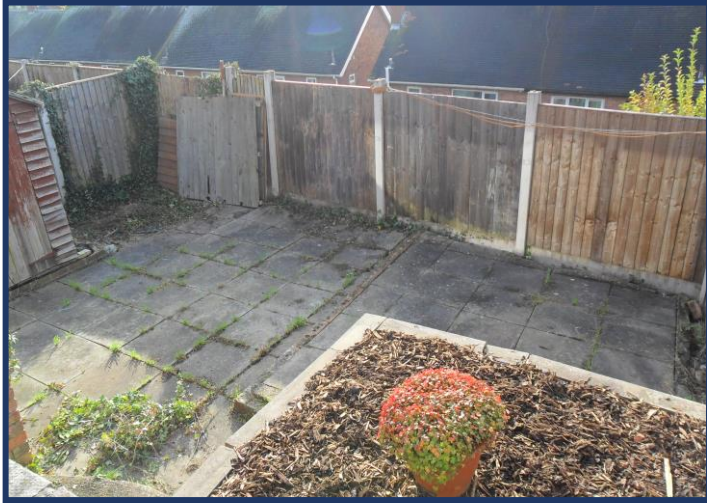
10' x 18' With UPVC double glazed window to the side, fitted storage cupboards and wardrobe, power points, ceiling light point and wall light point. Part of the walls and ceiling follow the roof line of the property.



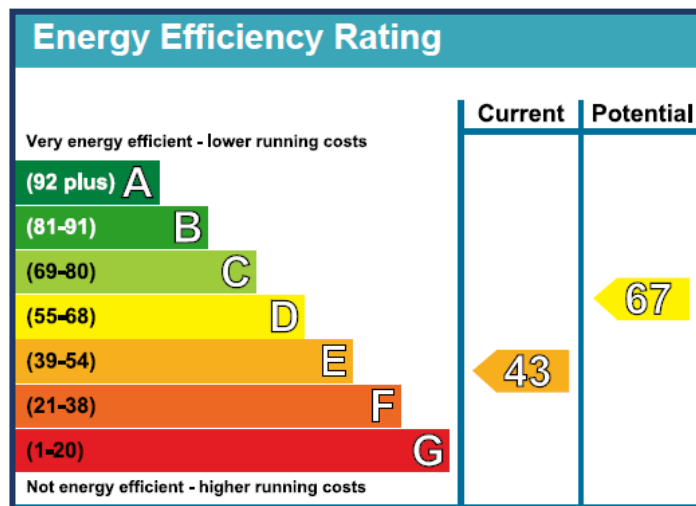
MELKSHAM ROAD, BESTWOOD PARK, NOTTINGHAM.

REAR GARDEN

The rear garden is split level, the main garden being approached from steps from the upper terrace, outside lighting and outside tap. The rear garden is fully enclosed with fencing.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A
Local Authority: Nottingham Council

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.