



149 Melbourne Road, Aspley, NG8 5HJ  
Offers In The Region Of £200,000



Marriotts







# 149 Melbourne Road Aspley, NG8 5HJ

Three-bedroom mid terraced property situated in a popular area, close to local amenities and public transport. With a large driveway providing ample parking of multiple vehicles and a large garden to the rear. The property comprises of a good sized lounge, kitchen diner, 3 bedrooms and bathroom with 3-piece suite. Benefitting from gas central heating and double glazing.



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## Overview

This three-bedroom mid-terraced house presents an excellent opportunity for families and professionals alike. The property is ideally located in a sought-after area, offering convenient access to local amenities and public transport.

From the entrance hall you will find a spacious lounge that is perfect for relaxation. The well-appointed kitchen diner offers space for family dining and entertaining, with French doors leading into the garden. There are three well sized bedrooms upstairs and the bathroom features a modern three-piece suite, catering to all your daily needs.

One of the standout features of this property is the large driveway, which offers ample parking for multiple vehicles, a rare find in urban settings. Additionally, the expansive garden to the rear presents a wonderful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air.

With its combination of comfort, convenience, and potential, this property is a must-see for anyone looking to settle in Nottingham.



### Entrance

UPVC front door leads into the inner hallway, with laminate flooring that's flows into the kitchen diner. There is a radiator, low level cupboard housing the RCD board, doors give access to the lounge and kitchen diner and carpeted stairs raise to the first floor.

### Lounge

The lounge has two UOVC windows to the front and rear, radiator and virtual radiator, eclectic fire and surround, laminate flooring, and a further door leads to an upstairs cupboard/ rear lobby.

### Kitchen diner

The dining area has UPV window to the front, radiator, laminate flooring and an open arch into the kitchen.

The kitchen is fitted with a range of wall and floor cabinets, worktop and metro tile splashback, with fitted electric oven and hob, and extractor hood above. Having space for a washing machine, fridge freezer and dishwasher. Wall mounted combination boiler. Laminate flooring and UPVC French doors into the garden.

### Landing

Carpeted with UPVC window to the rear, radiator, two storage cupboards, loft access and doors to all upstairs rooms.

### Bedroom 1

With fitted wardrobes, UPVC window to the front, carpet and radiator

### Bedroom 2

UPVC window to the front, carpet and radiator

### Bedroom 3

UPVC window to the rear, carpet and radiator

### Bathroom

The bathroom is fitted with a white suite comprising of toilet with duel flush, bath with electric shower over and tiled surround, vanity unit with inset wash hand basin & mixer tap, storage under neigh and tiled surround. Heated towel rail, vinyl flooring and UPVC to the rear.

### Outside

To the front the long driveway provide off street parking for multiple vehicles. The rear garden has a large patio area, low fence & gate to the lower garden with steps to the further patio, lawn and two garden sheds. There is an outside tap and electric point.

### Material Information

TENURE: Freehold







every little thing goes a long way



The Mad Hatter:  
"Have I gone mad?"  
Alice:  
"I'm afraid so."  
"But you can't be mad."  
"I'm not."  
"All the best  
people are."





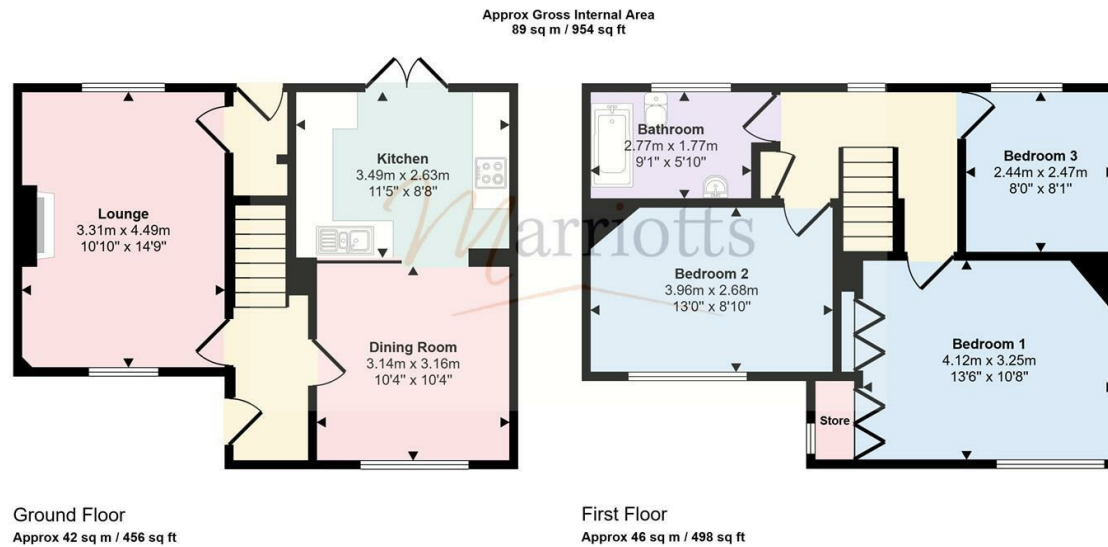
COUNCIL TAX: Nottingham - Band A  
 PROPERTY CONSTRUCTION: Brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: Neighbours right of way through the front and rear garden  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
 FLOOD RISK: Very low  
 ASBESTOS PRESENT: No  
 ANY KNOWN EXTERNAL FACTORS: No  
 LOCATION OF BOILER: Kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Octopus  
 MAINS ELECTRICITY PROVIDER: Octopus  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: No  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: There are steps to the rear garden





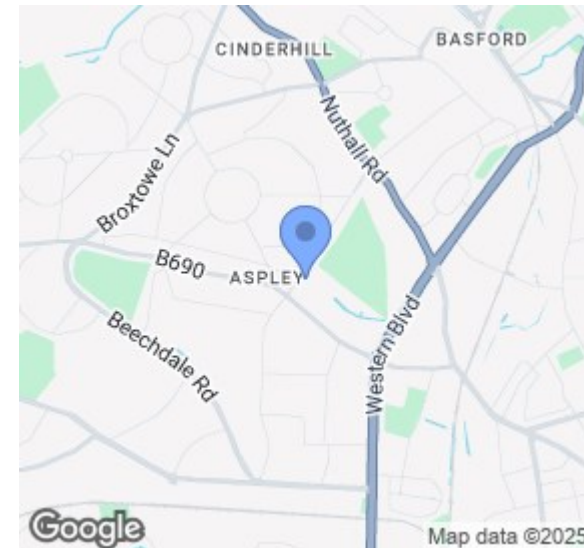






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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