



## 6 Melrose Street, Nottingham – NG5 2JP

Guide Price £190,000–£210,000

DavidJames  
the estate agent





## 6 Melrose Street

Nottingham, Nottingham

GUIDE PRICE £190,000-£210,000 Recently renovated 2 bed terraced house available with no chain and located just a short walk from Sherwood's vibrant amenities and frequent bus services to the City!

Council Tax band: A

Tenure: Freehold

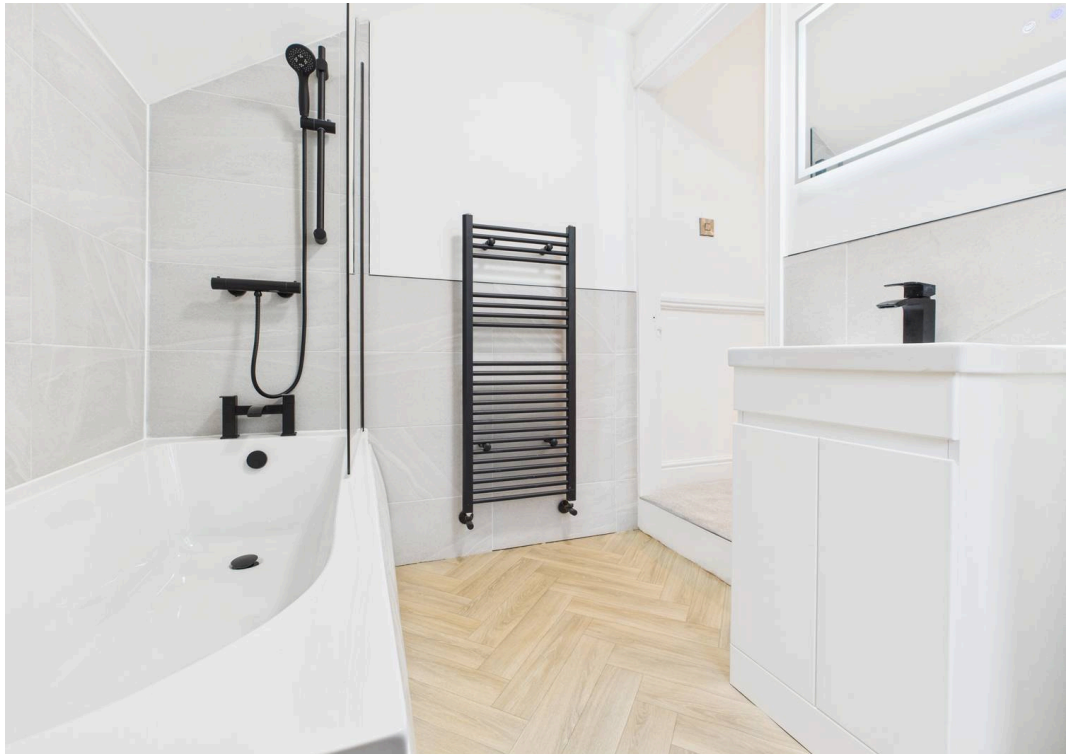
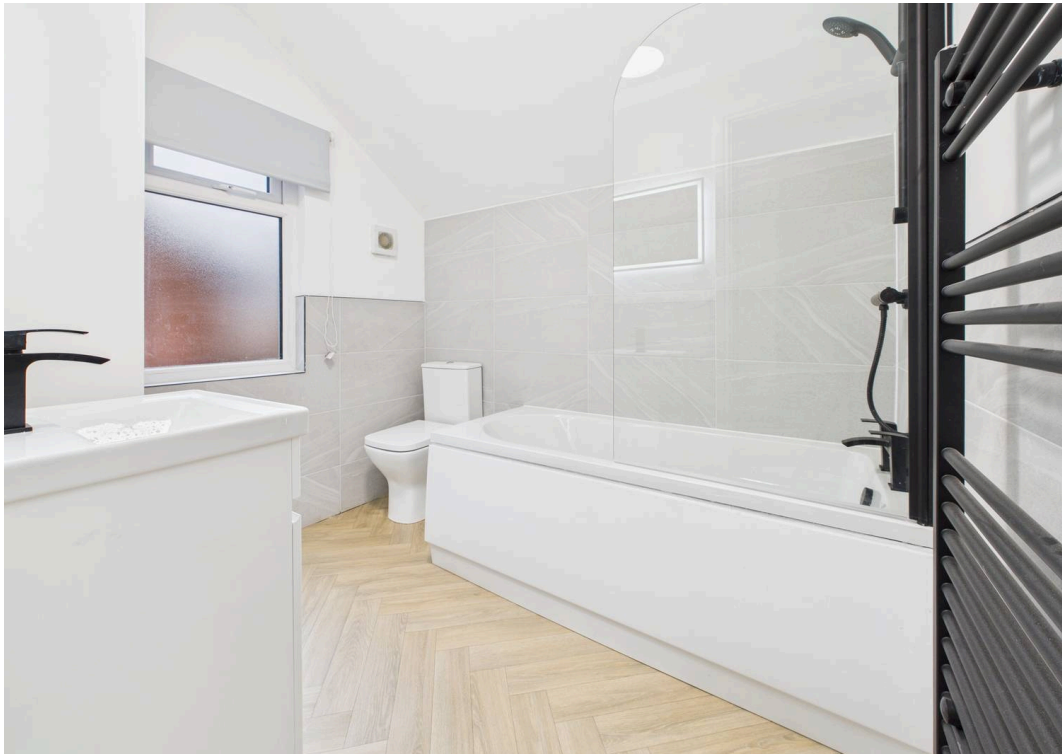
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Renovated mid-terrace home available with no chain
- Neutrally redecorated with new carpets, floor coverings and radiators throughout
- Perfect for a first-time buyer or investor
- Sherwood's vibrant variety of restaurants, bars and shops on the doorstep
- Frequent bus services nearby to Nottingham City Centre, City Hospital and the surrounding areas
- Bright and inviting lounge
- Superb open plan dining kitchen with newly-fitted units and integrated appliances
- Two first floor bedrooms
- Newly-fitted and stylish three-piece first floor bathroom
- Low-maintenance rear yard with a useful external store











Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

65.8 m<sup>2</sup>

708 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.