

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**65 MELROSE STREET,  
NOTTINGHAMSHIRE NG5 2JQ**

**£595 PCM**

## 65 MELROSE STREET, NOTTINGHAMSHIRE NG5 2JQ

HAMMOND PROPERTY SERVICES ARE PLEASED TO OFFER TO LET THIS TWO BEDROOM END TERRACE HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF SHERWOODS CENTRE THE PROPERTY BENEFITS FROM FULL UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THERE IS A LOUNGE TO THE FRONT ELEVATION, A FURTHER RECEPTION ROOM AND KITCHEN TO THE REAR TO THE FIRST FLOOR ARE LOCATED TWO DOUBLE BEDROOMS BEDROOM AND SHOWER ROOM. DIRECTIONAL NOTE: From our Sherwood Office the property may be approached via Mansfield Road North. Turn immediate left after our office into Burlington Road. Take the first left turn into Hardwick Road. Take the first left turn into Woodville Road and Melrose Street is then a turning off to your right. The property will be found on your left hand side identifiable by our to let board. THE ACCOMMODATION COMPRISES: Front elevation solid wood door giving access to: LOUNGE 10'0"10 x 1'0" Front elevation window. Radiator. T.V. point. Wooden flooring. Storage cabinet. Feature window seat. DINING ROOM 10'0 x 11' 5" Rear elevation window. Radiator. Feature fire with surround. KITCHEN 6'3 x 9'4 A range of wall and base units. Tiled flooring. Stainless steel sink and drainer. Zanussi electric cooker with four ring hobs. Stainless steel extractor over. Wall mounted ideal boiler. Built in fridge freezer. Part tiled walls. Rear elevation window. FIRST FLOOR LANDING Access to roof space. BEDROOM 1 10'10" x 11 Front elevation window. Radiator. Over stairs cupboard. T.V point. BEDROOM 2 11'7" x 5' 7 Rear elevation window. Radiator. Laminate floor. T.V point. Phone point. BATHROOM Rear elevation widow. Shower cubicle. Chrome heated towel rail. Pedestal wash hand basin and low level w.c. OUTSIDE Gated side access to a small enclosed rear garden laid to a concrete patio area.

### VIEWING APPOINTMENT

Date: \_\_\_\_\_

Time: \_\_\_\_\_

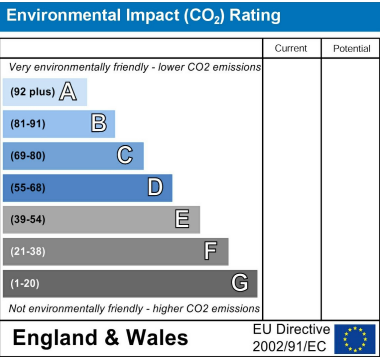
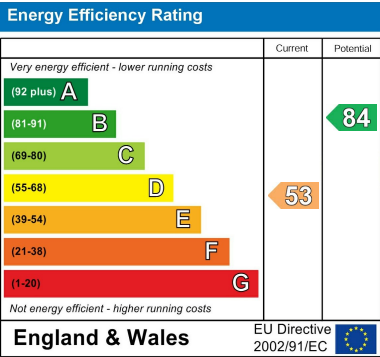
Meeting: \_\_\_\_\_



DIRECTIONAL NOTE

For Sat Nav use Post Code: NG5 2JQ

Council Tax Band



# THE COUNTRIES, CAPITALS & CURRENCIES QUIZ 2019



Simply visit [www.hammondpropertyservices.com](http://www.hammondpropertyservices.com) and click on the Quiz link to download your copy of this year's Quiz.



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £2,103 last year for this extremely important Charity.

See all our properties at



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## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

[sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





### **Lounge**

10'10 x 1'0 (3.30m x 0.30m)

Front elevation window. Radiator. T.V. point. Wooden flooring. Storage cabinet. Feature window seat.

### **Dining Room**

10'0 x 11'5 (3.05m x 3.48m)

Rear elevation window. Radiator. Feature fire with surround.



**Kitchen**

6'3 x 9'4 (1.91m x 2.84m)

A range of wall and base units. Tiled flooring. Stainless steel sink and drainer. Zanussi electric cooker with four ring hobs. Stainless steel extractor over. Wall mounted ideal boiler. Built in fridge freezer. Part tiled walls. Rear elevation window.

**First Floor Landing**

Access to roof space.

**Bedroom One**

10'10 x 11' (3.30m x 3.35m)

Front elevation window. Radiator. Over stairs cupboard. T.V point.

**Bedroom Two**

11'7 x 5'7 (3.53m x 1.70m)

Rear elevation window. Radiator. Laminate floor. T.V point. Phone point.

**Bathroom**

Rear elevation widow. Shower cubicle. Chrome heated towel rail. Pedestal wash hand basin and low level w.c.

**Outside**

Gated side access to a small enclosed rear garden laid to a concrete patio area.









**Steve Pritchett**

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

What have you got to lose?

**01949 87 86 85**

## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Louise Johnson** or **Charlotte Watt** on

**01949 87 86 90**



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PEARL THE GUIDE DOG**

**GUIDE DOGS FOR THE BLIND**

**Impressed by the quality of this brochure?**

**Does your property deserve to be promoted like this?**

**Please call this office on 01949 87 86 85 to arrange a suitable time for us to call out and to discuss what we do and how we do it!**