



21 Manville Close, Nottingham, NG8 3LP

Price Guide £210,000

- GUIDE PRICE £210,000 - £220,000
- Lounge and Large Open Plan Kitchen/Diner
- First Floor Bathroom
- Loft Room
- Driveway
- Three Bedroom Semi Detached House
- Three Good Size Bedrooms
- Cul-De-Sac
- Garage
- Rear Garden

21 Manville Close, Nottingham NG8 3LP

GUIDE PRICE £210,000 - £220,000 - Good Size Three Bedroom Semi Detached House. Accommodation comprises; Lounge, Open Plan Kitchen/Diner, Rear Porch, Three Bedrooms, Family Bathroom and Loft Room. Externally there is a driveway to the front, garage and rear garden.



Council Tax Band: B



Entrance Hall

Doors to the Lounge and Kitchen/Diner. Radiator.

Lounge

Bay window to the front elevation. Radiator.
Fireplace.

Kitchen/Diner

A range of base and wall units with space for washing machine, dishwasher, cooker and fridge/freezer. Opens into the Dining Area.

Kitchen Area

Dining Area

Window to the side and rear elevations. Sliding patio doors opening into the rear porch.

Rear Porch

Tiled flooring. French doors to the rear.

First Floor Landing

Doors to all Bedrooms and the Bathroom. Loft access with fold down ladder.

Master Bedroom

Built in wardrobes. Window to the front elevation.
Radiator.

Bedroom Two

Window to the rear. Built in wardrobe. Radiator.

Bedroom Three

Window to the front elevation. Radiator.

Bathroom

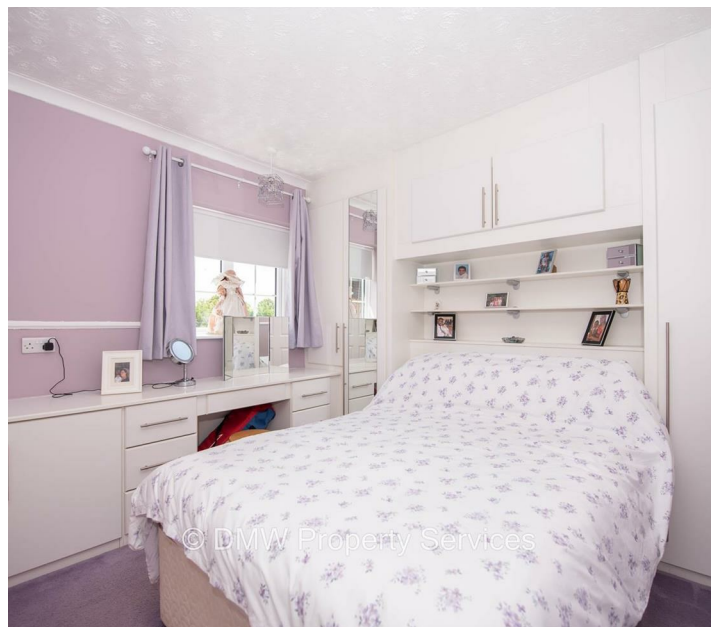
Tiled walls. Sink unit. Low level flush toilet. Window to the rear. Bath. Extractor. Radiator.

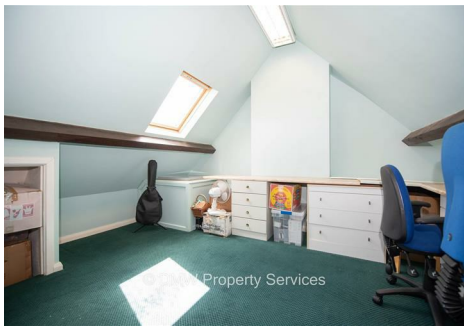
Loft

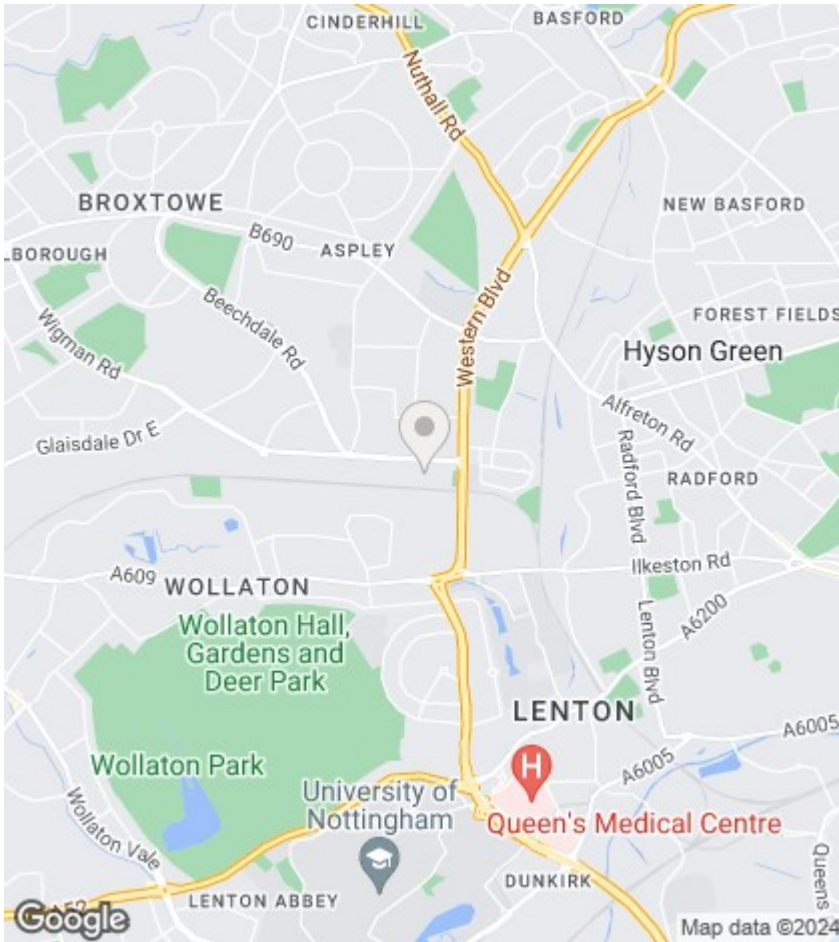
Roof window.

Exterior

Driveway to the front elevation. Further shared driveway to the side elevation leading to the garage.
Garden to the rear.







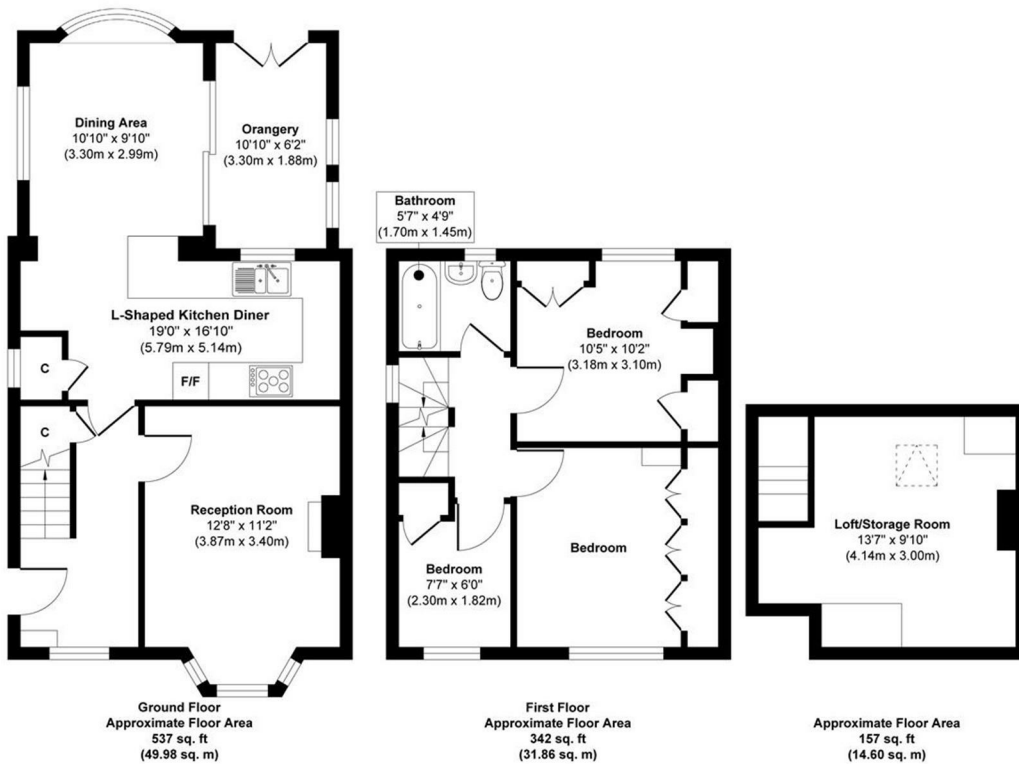
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1036 sq. ft / 96.44 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.