



## 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

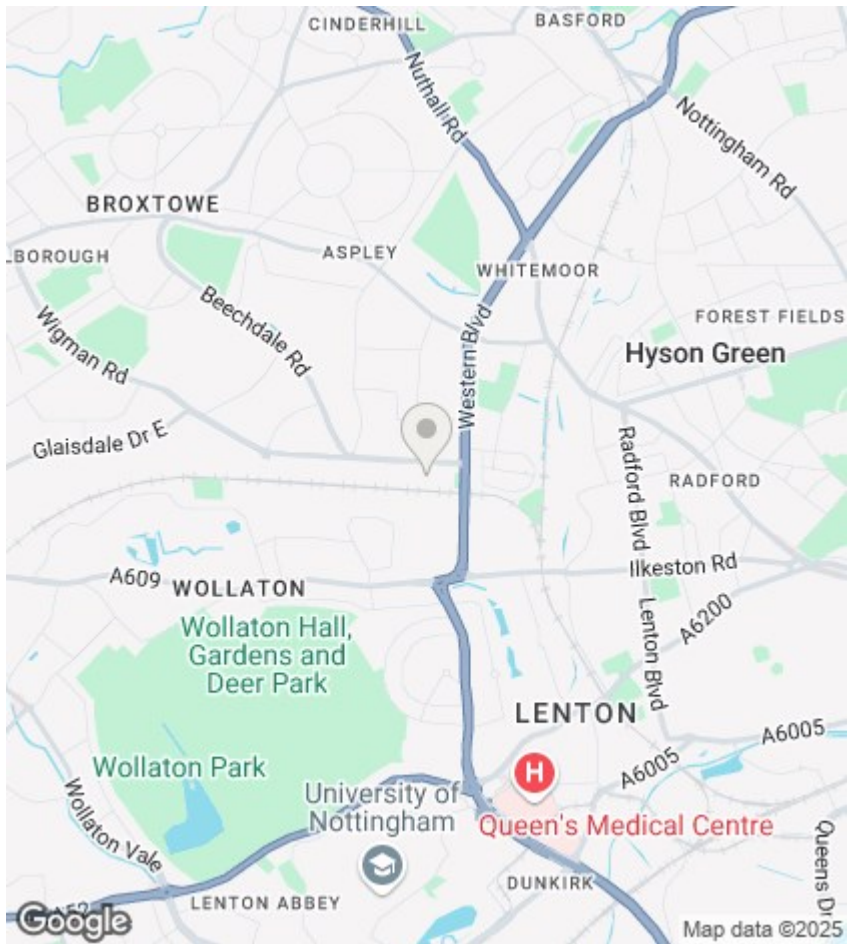
Roof window.

#### Exterior

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







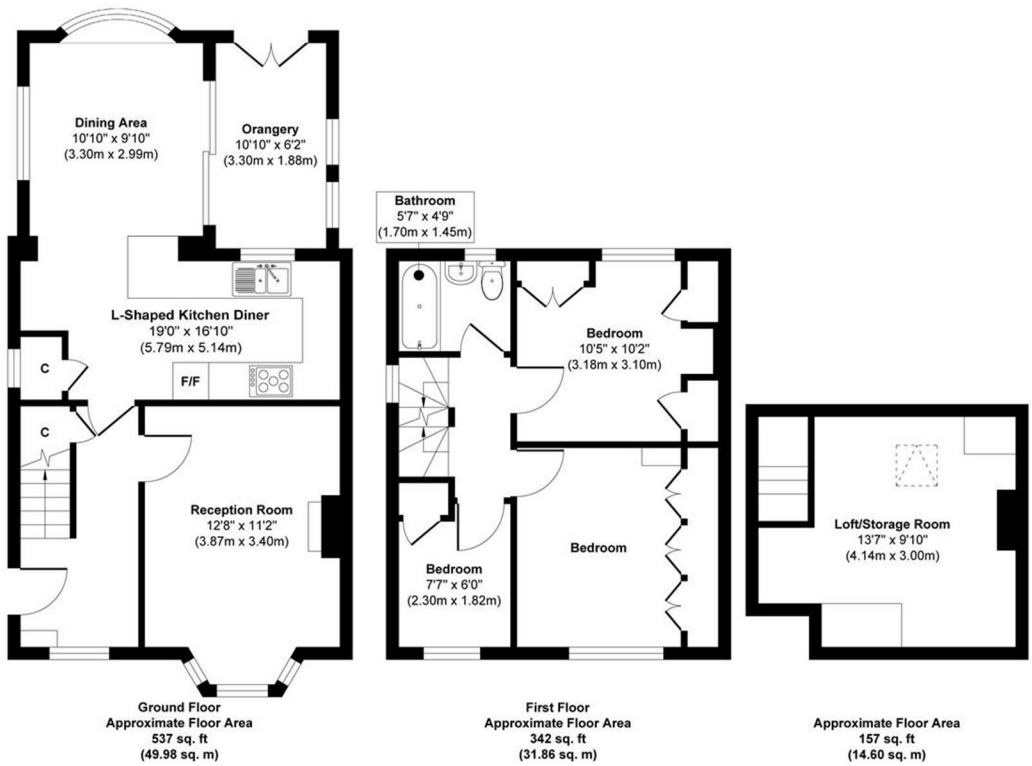
## Viewings

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		
(69-80) C		
(55-68) D	63	78
(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.