



## 8 Harcourt Crescent, Nuthall, Nottingham, NG16 1AT

Asking Price £260,000

- Spacious Three Bedroom Detached House
- First Floor Shower Room
- Gas Heating
- Front and Rear Gardens
- Open Plan Lounge/Diner
- Good Size Bedrooms
- Detached Garage
- No Upward Chain



# 8 Harcourt Crescent, Nottingham NG16 1AT

Spacious Three Bedroom Detached House. Accommodation comprises; Open Plan Lounge/Diner, Kitchen, Three Bedrooms and a first floor Shower Room. Detached Garage. Large Driveway. Front and Rear Gardens. No Upward Chain.



3



1



2



D

Council Tax Band:



#### Entrance Porch

Stairs to the first floor. Doors into the Kitchen and Lounge/Diner.

#### Open Plan Lounge/Diner

Windows to the front and rear. Doors to the Kitchen and Entrance Hall.

#### Kitchen

A range of base and wall units. Window to the rear elevation. Door to the side elevation. Cupboard housing the gas combination boiler. Plumbing for a washing machine. Space for cooker.

#### First Floor Landing

Doors to all Bedrooms and the Shower Room.

#### Bedroom

A range of built in cupboards. Window to the rear.

#### Bedroom

A range of built in wardrobes. Window to the front elevation.

#### Bedroom

Window to the front elevation.

#### Shower Room

Wet room floor. Tiled walls. Sink unit. Window to the rear. Chrome towel radiator. Mixer shower. Electric under floor heating.

#### W.C

Low level flush toilet.

#### Exterior

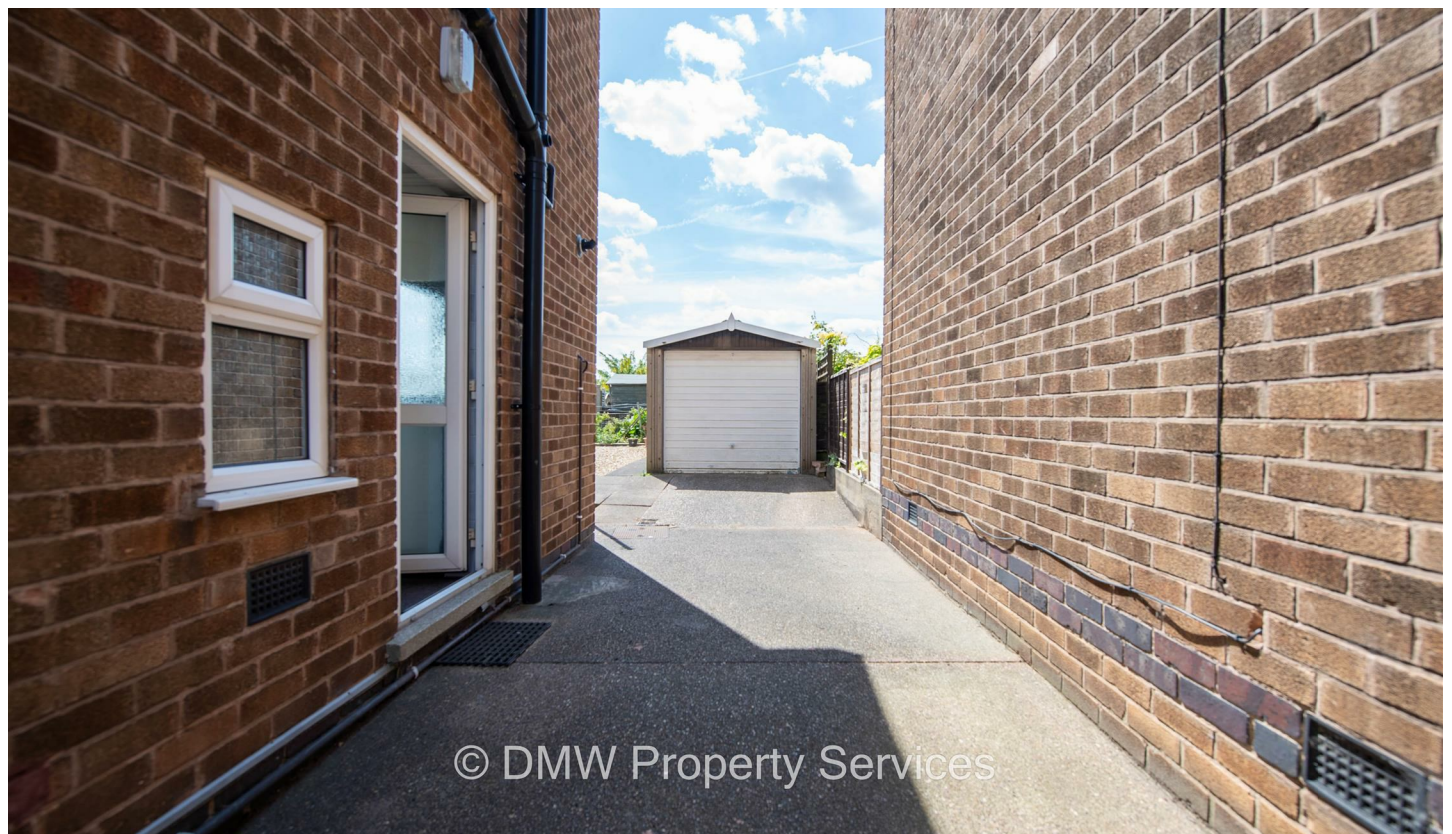
Gardens to the front and rear. Large low maintenance garden to the rear.

#### Driveway and Garage

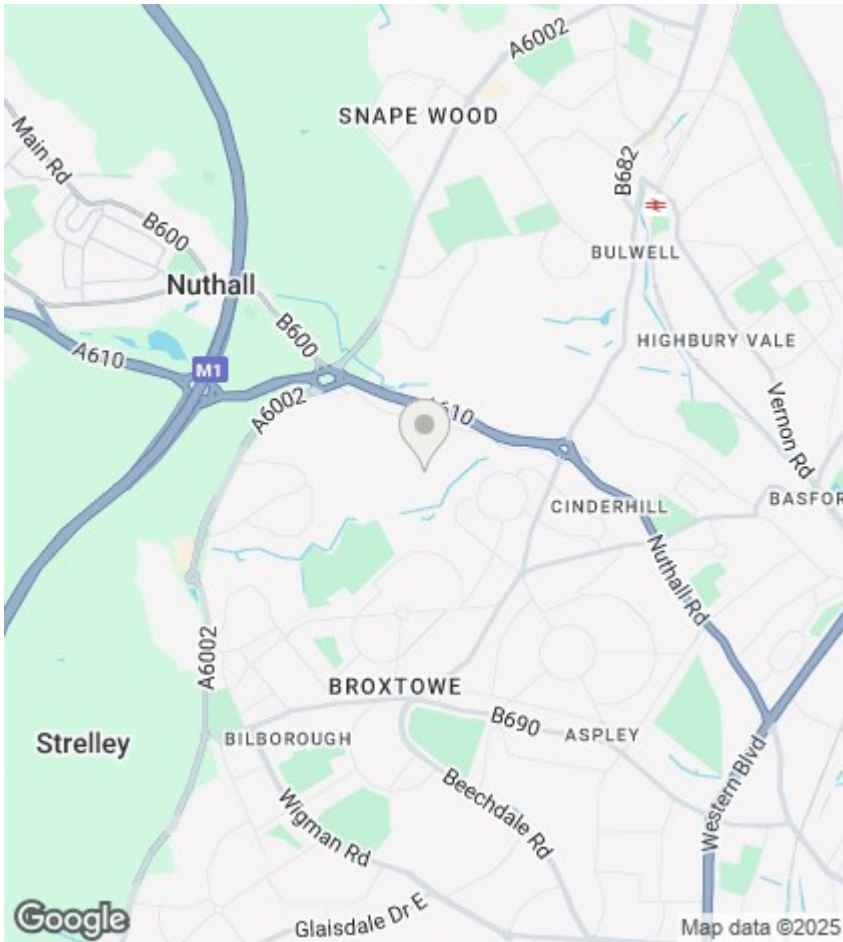
Driveway to the side leading to a detached garage.











### 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		84
(69-80) C	68	
(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

Approximate Gross Internal Area  
901 Sq.ft. (83.73 sq.m.)

