



8 Muston Close, Nottingham, NG3 3ES

Asking Price £295,000

- Spacious Three Storey Semi Detached House
- Lounge and Dining Room
- Utility Room
- Rear Garden
- B Rated EPC.
- Four Bedrooms
- Two Shower Rooms
- Large Storage Space to the Ground Floor
- Driveway

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B Rated EPC. Spacious and Well Presented Three Storey Four Bedroom House. Accommodation comprises, Large Storage to the Ground Floor, Two Shower Rooms, First Floor Lounge, Dining Room, Utility Room. Rear Garden. Driveway.



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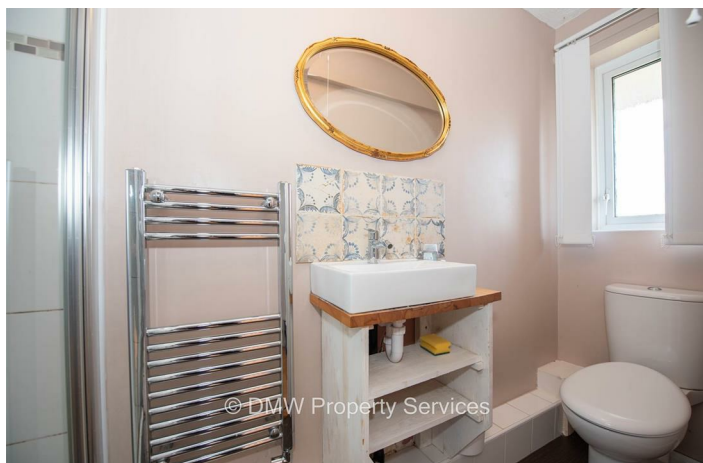


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B

Council Tax Band: C



Entrance Hall
Door to storage area and shower room. Door to inner hallway.

Shower Room
Shower cubicle. Toilet. Window to the front. Sink Unit.

Storage
16'9 x 8'3

Storage
12'62 x 8'34

Inner Hallway
Door to Utility Room. Stairs to the first floor.

Utility Room
8'65 x 6'7
Plumbing for a washing machine. A range of base and wall units. Work tops with inset sink unit. Wood flooring.

First Floor Landing
Bamboo wood flooring. Doors to the Lounge and Dining Room.

Dining Room
15'6 x 8'5
Bamboo wood flooring. French doors to the rear. Window to the rear. Door to the Kitchen.

Kitchen
8'17 x 8'38
Bamboo wood flooring. A range of base and wall units with integrated oven and space for dishwasher. Tiled worktop with inset sink unit and gas hob with extractor over.

Lounge
12'29 x 15'6
Bamboo wood flooring. Two windows to the front elevation.

Top Floor Landing
Bamboo wood flooring. Doors to all Bedrooms and the Bathroom.

Bedroom
8'75 x 6'9
Window to the rear elevation.

Bedroom
8'41 x 12'26
Window to the rear .

Bedroom
8'49 x 11'12
Window to the front elevation.

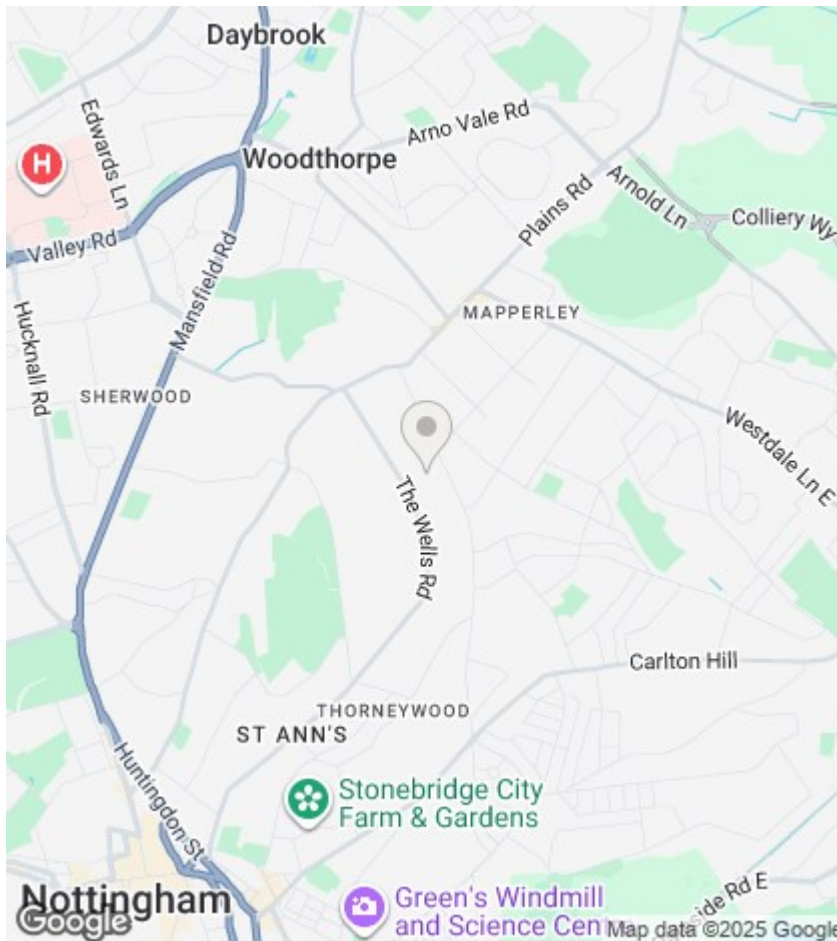
Bedroom
8'76 x 6'84
Window to the front elevation.

Shower Room
Tiled flooring and walls. Toilet. Sink Unit. Mains water shower. Window to the side elevation. Bidet.

Rear Garden







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(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
1347 Sq.ft. (125.15 sq.m.)

