



## 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.
- Five Bedrooms in Total
- Two Shower Rooms
- Converted Garage - Now One Bedroom Self Contained Flat
- Driveway

# 8 Muston Close, Nottingham NG3 3ES

B Rated EPC. Spacious and Well Presented Three Storey Five Bedroom House. Accommodation comprises, Converted Garage to Ground with Bedroom, Lounge and Kitchen Area, Two Shower Rooms, First Floor Lounge, Dining Room, Utility Room. Rear Garden. Driveway.



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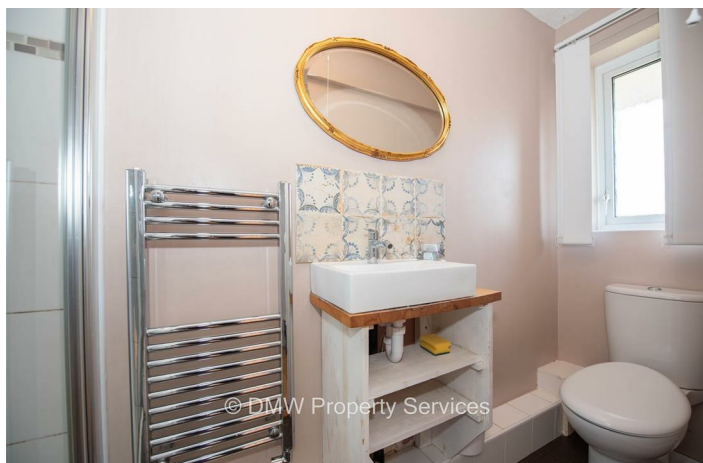


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B

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.

Lounge/Kitchen/Diner  
16'9 x 8'3

Bedroom Area  
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.

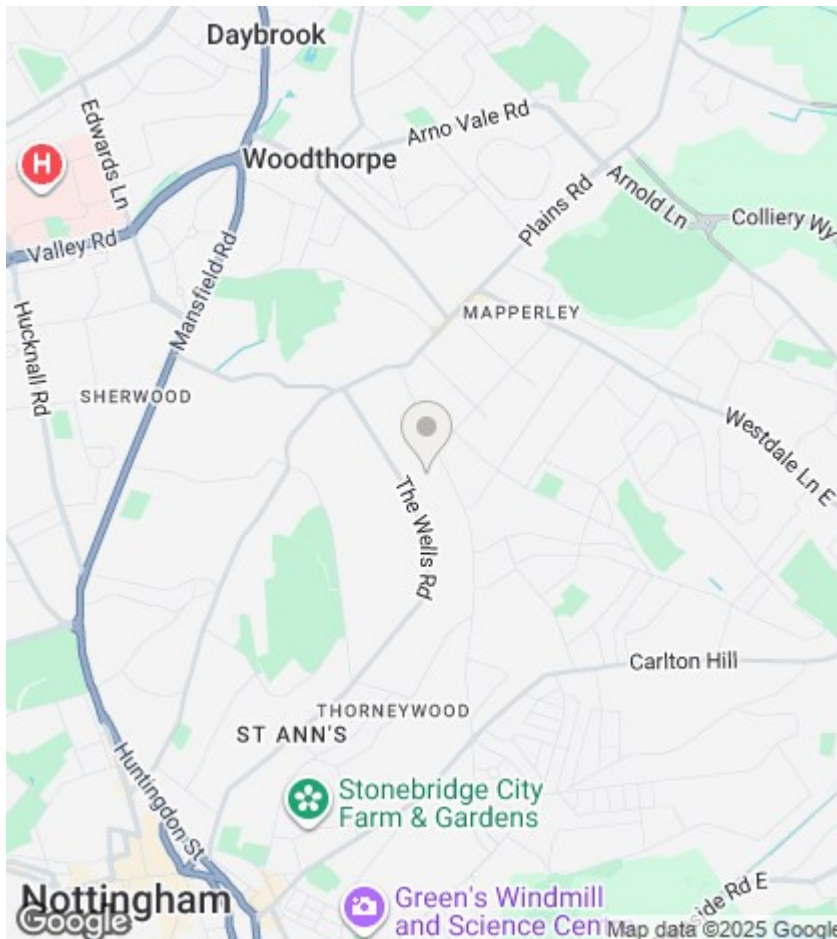
Shower Room  
Tiled flooring and walls. Toilet. Sink Unit. Mains water shower. Window to the side elevation. Bidet.

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.)

