



247 Musters Road

West Bridgford | NG2 7DD | Guide Price £485,000 - £525,000

ROYSTON
& LUND

- Guide Price Range £485,000 - £525,000
- 2/3 Bedrooms Depending On Personal Configuration
- Kitchen Leading To A Lean-to
- Generous Plot
- Freehold - EPC Rating TBC
- Detached Dormer Bungalow
- Lounge To The Rear
- Bathroom - Shower Room
- No Chain
- Council Tax Band E





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Royston & Lund are pleased to present this charming property located on Musters Road in the sought-after area of West Bridgford. This dormer bungalow benefits from being within close proximity of excellent amenities including local shops, schools, doctors surgery and commuting links.

Upon entering, you are greeted by the hall which provides access to the property on both floors. To the rear there is a spacious reception room which includes doors into the rear garden. The property boasts three cosy bedrooms, over both floors providing ample space for a growing family or accommodating guests. The bedrooms are complemented by a ground floor bathroom and a shower room to the first floor. Lastly, there is a kitchen with fully fitted units.

Spanning across 1,615 sq ft, this bungalow offers plenty of room to move and grow. The property also features parking for up to four vehicles with a driveway leading to a garage. To the rear there is a well-maintained rear garden which includes plants/shrubs, patio area and a pond.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

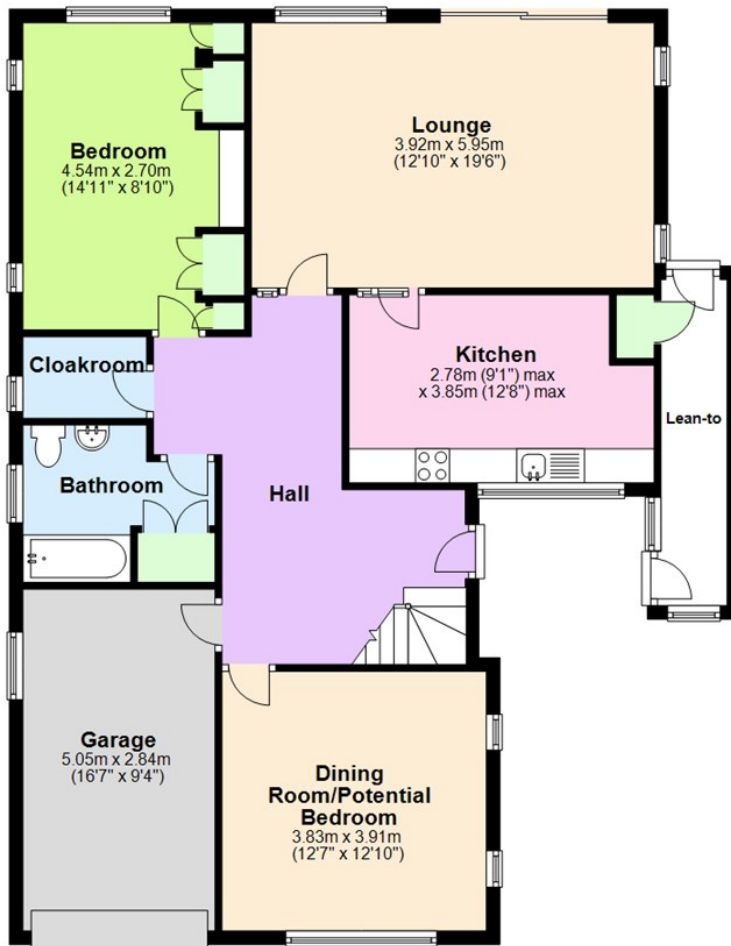
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

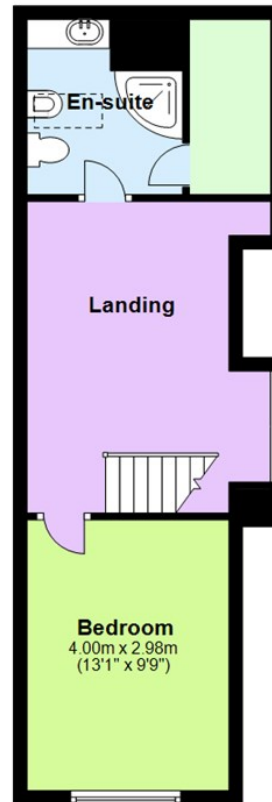
Ground Floor

Approx. 112.8 sq. metres (1214.4 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 150.1 sq. metres (1615.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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