



8 Musters Road

West Bridgford | NG2 7PL | Guide Price £255,000

ROYSTON
& LUND

- Two Bedroom Townhouse
- Central Location In West Bridgford
- Allocated Parking Bay
- Open Plan Living
- Viewing recommended
- Ideal First Home Or Buy To Let
- Close To Local Amenities & Bus Stop
- Annual Management Fee £400
- EPC Rating D - Freehold
- Council Tax Band B





Guide Price Range £255,000 - £265,000 XXX CENTRAL LOCATION WITH PARKING XXX

This two bedroom town house is tucked away right in the heart of West Bridgford. Set back from the road, near Trent Bridge Cricket Ground, this property comes with allocated parking and would make an ideal first home or a fantastic buy to let option.

Entering through the entrance hall there is an open plan living room with access to a separate Paragon fitted kitchen that benefits from a low level integrated oven, hob and extractor fan with space for further freestanding appliances and finished with granite worktops. The flooring to the ground floor is a high spec. Karndean oak finish.

To the first floor there is a generous double bedroom with built in wardrobes, a second smaller double room and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. At the rear of the property there is an enclosed courtyard with a raised decking accessed from the living room, as well as secure gated access to the allocated parking bay.

The area around Trent Bridge offers a mix of local amenities and popular dining spots and is well connected with fantastic public transport links within a short walk. You are also down the road from Central Avenue that offers a much wider variety of places to eat and shop, as well as West Bridgford Park and you have scenic walks down the River Trent within close proximity.

Please note that this is a managed building by Centenary House Trust - £400 per annum





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

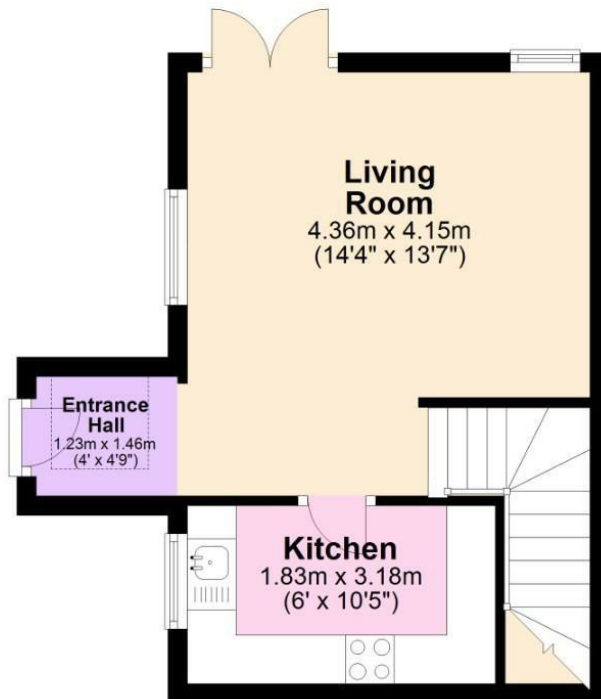
Environmental Impact (CO₂) Rating

	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

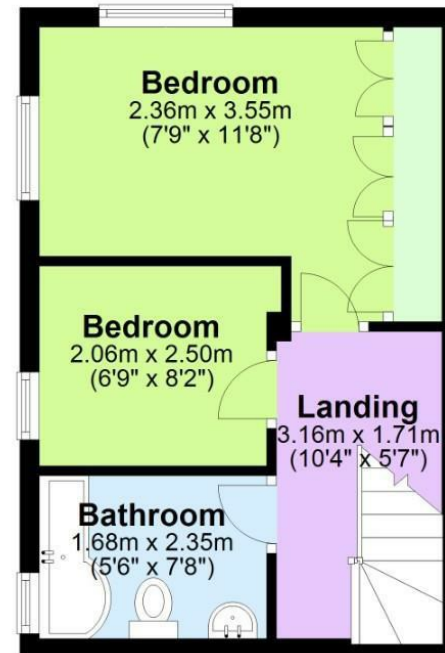
Ground Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.4 sq. feet)



Total area: approx. 54.2 sq. metres (583.4 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 misstatement. 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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