



Harbur, 31, Church Lane, Muston
£380,000

 **NEWTON FALLOWELL**

Harbur, 31, Church Lane

Muston, Nottingham

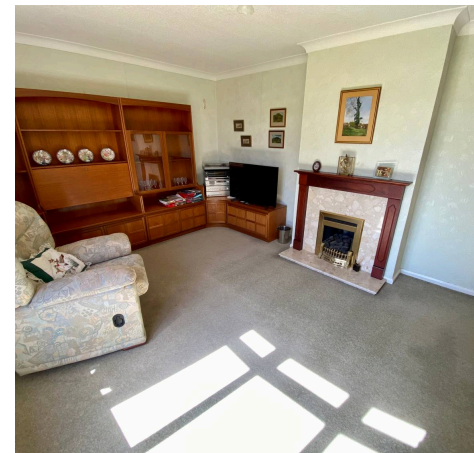
Spacious detached home on 0.3 acre plot with open views, four double bedrooms, two bathrooms, garage, gardens. Requires updating. Vacant possession, no onward chain. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mature Detached Property
- Bathroom and Separate WC
- Private 0.3 Acre Plot
- Two First Floor Bedrooms
- Scope For Remodeling and Improvement
- Shower Room
- Two Reception Rooms and Conservatory
- Garage and Utility Room
- Two Ground Floor Bedrooms
- EPC Rating D





ENTRANCE HALL

15' 3" x 5' 11" (4.65m x 1.80m)

KITCHEN

12' 1" x 7' 2" (3.68m x 2.19m)

DINING ROOM

12' 2" x 10' 5" (3.70m x 3.18m)

CONSERVATORY

11' 4" x 8' 2" (3.45m x 2.50m)

LOUNGE

17' 4" x 11' 11" (5.28m x 3.63m)

BEDROOM 1

14' 4" x 12' 0" (4.37m x 3.65m)

BEDROOM 2

12' 2" x 10' 11" (3.72m x 3.33m)

BATHROOM

8' 8" x 5' 10" (2.65m x 1.78m)

SEPARATE WC

8' 10" x 2' 11" (2.70m x 0.90m)

FIRST FLOOR LANDING

13' 1" x 12' 10" (4.00m x 3.91m)

BEDROOM 3

12' 11" x 10' 3" (3.93m x 3.13m)

BEDROOM 4

14' 5" x 12' 11" (4.39m x 3.93m)

SHOWER ROOM

9' 7" x 5' 5" (2.93m x 1.66m)

OUTSIDE

PASSAGEWAY

24' 7" x 4' 5" (7.50m x 1.35m)





UTILITY ROOM

9' 4" x 8' 1" (2.85m x 2.47m)

TOOL SHED

10' 10" x 5' 10" (3.30m x 1.79m)

VIEWING

By appointment only through NEWTON FALLOWELL on 01476 591900

AGENTS NOTE

The sale may be subject to a Grant of Probate. Please enquire as to the stage this matter has reached.

MONEY LAUNDERING AND OTHER SERVICES

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and before a memorandum of sale can be issued. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

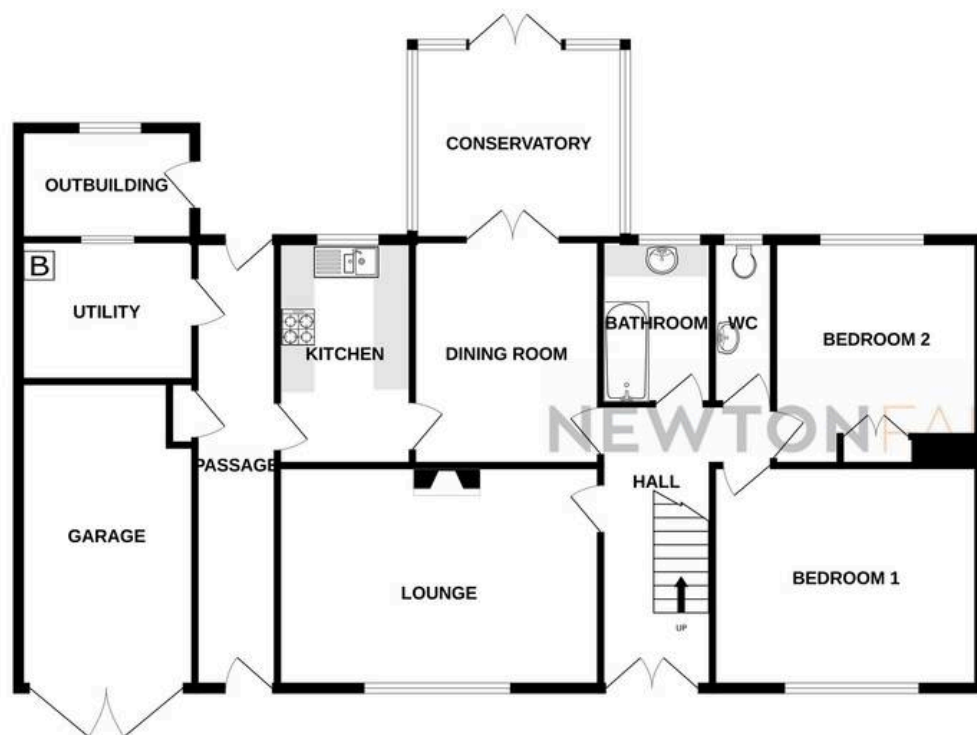




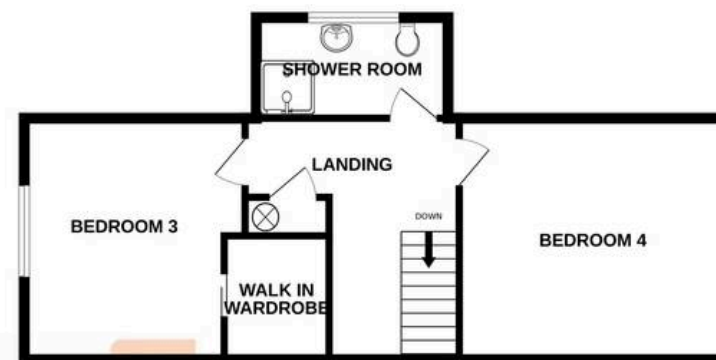




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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