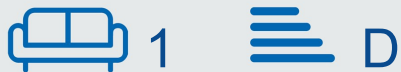


# Musters Road

West Bridgford  
Nottingham  
NG2 7DF

Offers In Excess Of £450,000



- NO UPWARD CHAIN!
- Sought-after West Bridgford address
- Views over to the city and beyond
- Well-proportioned throughout
- Council Tax Band - D
- Development opportunity
- Generous detached bungalow
- Desirable school catchments
- Early viewing appointment recommended
- Tenure - Freehold

 0115 841 1155

## Musters Road, West Bridgford, Nottingham, NG2 7DF

### Key Features

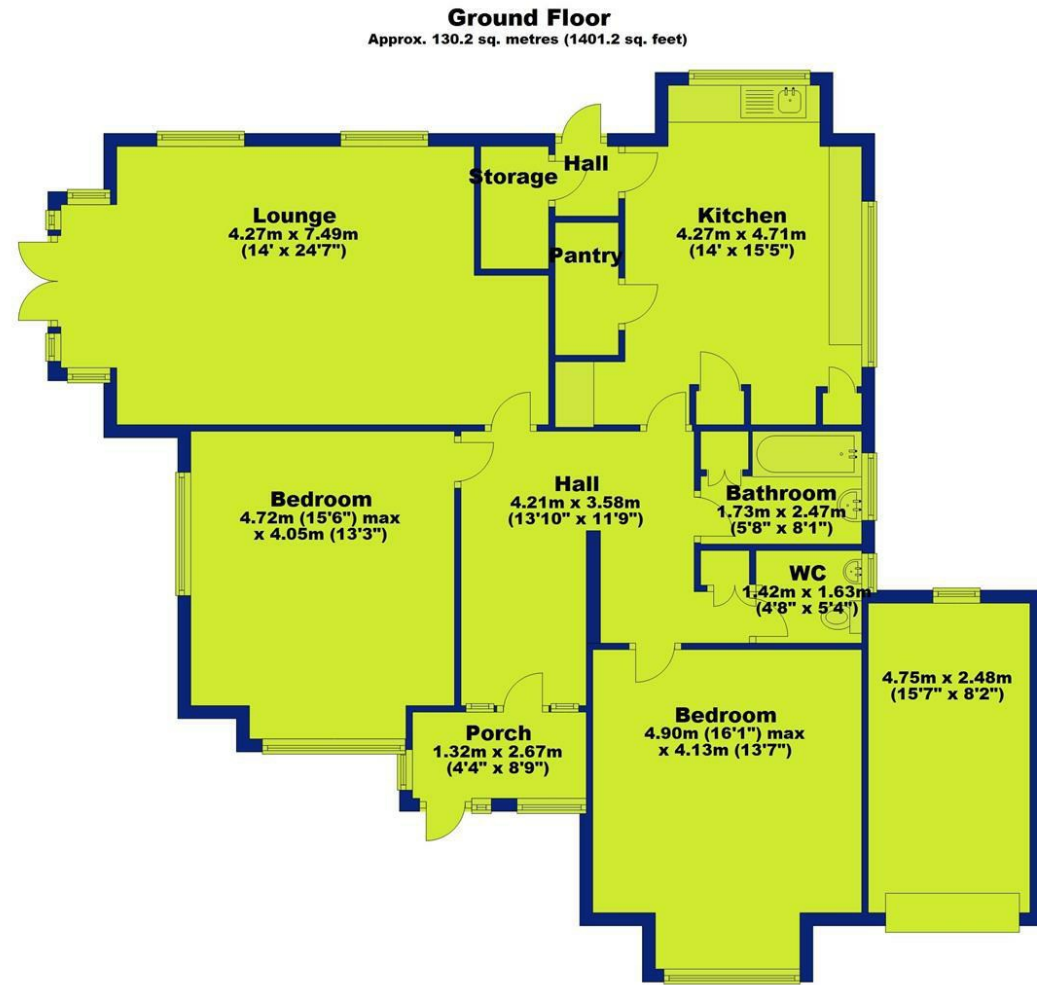
NO UPWARD CHAIN! This property is an exciting development opportunity, set on the corner of Musters and Boundary Road, boasting spectacular views out towards the city centre and beyond. In need of some modernisation, it is currently a well-proportioned bungalow which, with a refurbishment, potentially could create a spacious bungalow ideal for those wanting to downsize in the West Bridgford area. With 1400 sq ft, it's desirable location and plot also offers excellent scope for development - subject to planning permission being obtained.





0115 841 1155

## Musters Road, West Bridgford, Nottingham, NG2 7DF



**Total area: approx. 130.2 sq. metres (1401.2 sq. feet)**



0115 841 1155

## Musters Road, West Bridgford, Nottingham, NG2 7DF




### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.