



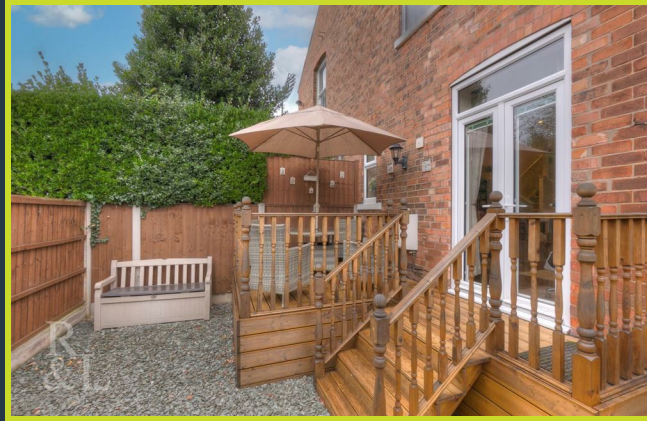
8 Musters Road

West Bridgford | NG2 7PL | Guide Price £245,000

ROYSTON  
& LUND

- \*\*\* Guide Price Range £245,000 - £265,000 \*\*\*
- Allocated Parking Bay
- Viewing recommended
- Close To Local Amenities & Bus Stop
- EPC Rating D - Freehold
- Two Bedroom Townhouse
- Central Location In West Bridgford
- Ideal First Home Or Buy To Let
- Open Plan Living
- Council Tax Band B





Guide Price Range £245,000 - £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

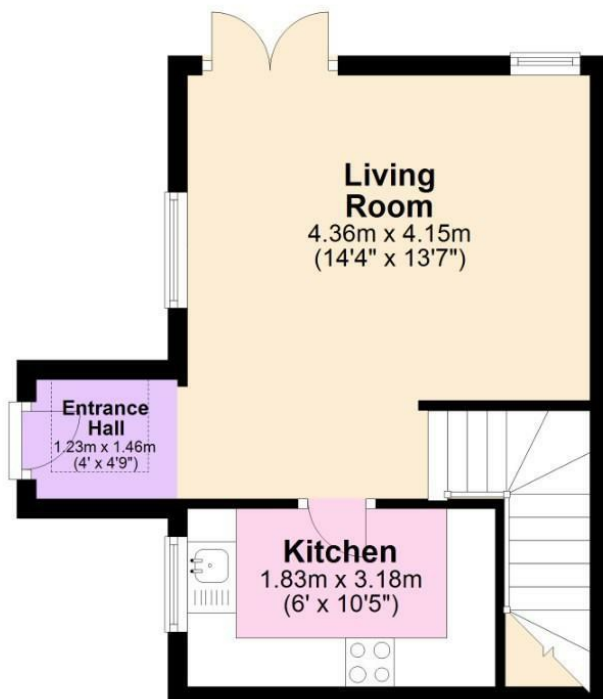
#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

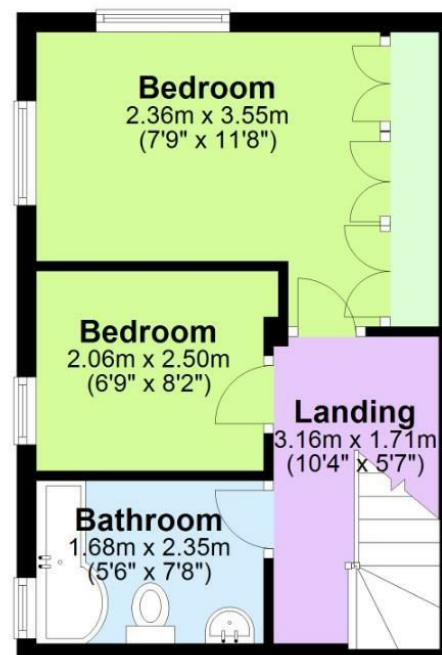
## Ground Floor

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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