



8 Musters Road

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

ROYSTON  
& LUND



- **\*\*LOCATION LOCATION LOCATION\*\***
- Sizeable Loft Space Which Can Be Converted Into A Third Bedroom
- FIRST TIME BUYERS or BUY TO LET
- Immaculately Presented Throughout With Open Plan Living
- EPC Rating D - Freehold
- **\*\*ATTENTION FOOTBALL AND CRICKET FANS\*\***
- Stones Throw Away From Central Avenue
- Bus Routes On Your Doorstep To City Centre And The Airport
- Ample Off Street Parking With Allocated Parking
- Council Tax Band B





## \*\*LOCATION LOCATION LOCATION\*\*

A PERFECTLY positioned TWO bedroom property located in the heart of West Bridgford next to Central Avenue and a stone's throw from Trent Bridge CC and Nottingham Forest's City Ground, whilst still being tucked away from the main road down its own driveway.

Entering through the entrance hall there is an open plan living room with access to a separate Paragon fitted kitchen and to the garden through French doors. The kitchen 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. There is a large loft space which has been boarded with ladder and light, this could offer potential for a loft conversion creating a third bedroom with ensuite or separate study space (subject to standard building regulations).

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





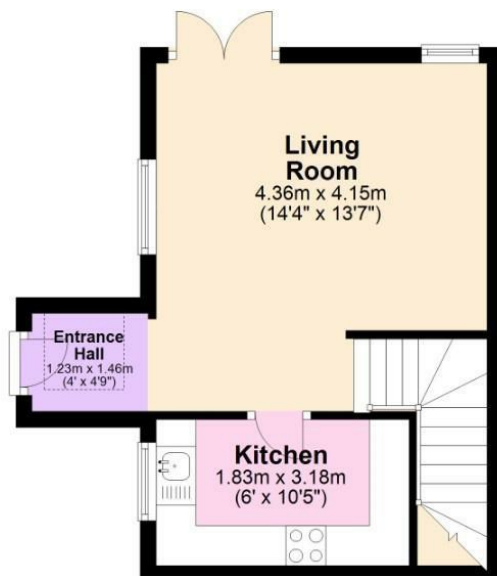


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

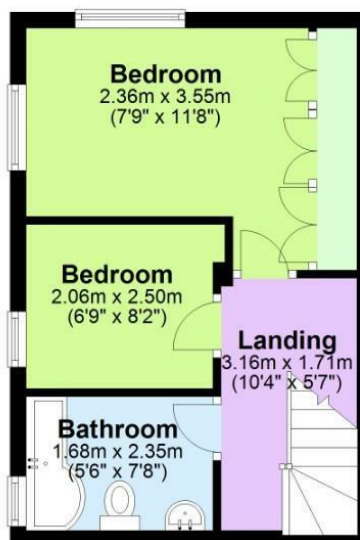
### Ground Floor

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



### First Floor

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



### Second Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 sq. feet)

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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