

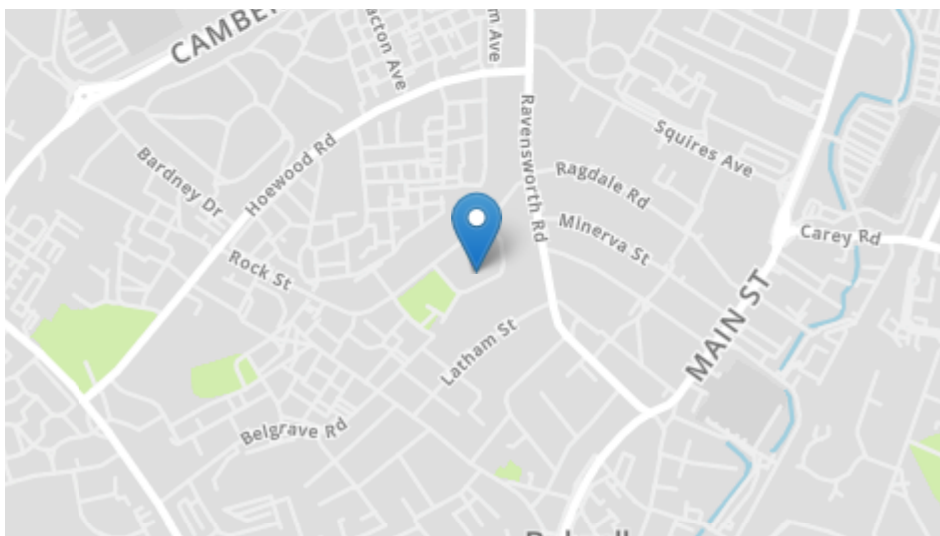
Murby Crescent, NG6 8FZ

Guide Price £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		39	77
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27577660

- Semi Detached Family Home
- 3 Bedrooms & Loft Room
- Newly Fitted Breakfast Kitchen
- Generous Lounge
- Conservatory
- Driveway & Carport
- Generous South Facing Garden
- Walking Distance To Bulwell Town Centre
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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*** GUIDE PRICE £230,000 - £240,000 *** ** GET MORE ON MURBY ** Located on a well regarded street on the outskirts of Bulwell, this 3 bed semi offers spacious and well presented accommodation and this particular plot enjoys a beautiful open aspect to the front as well as a South-facing rear garden. In brief, the property comprises: lounge, modern refitted breakfast kitchen, conservatory, upstairs landing to 3 bedrooms, family bathroom and a boarded loft space. Outside, the property there is a drive way to front, carport to the side which gives access to the rear garden which requires little maintenance and a great space to enjoy the Summer sun. Although a fairly quiet street, there is easy access to all the amenities of Bulwell Town Centre nearby, including Bulwell Academy and great transport links including the Tram. Call our sales team now to arrange a viewing.

Ground Floor

Porch

1.94m x 0.89m (6' 4" x 2' 11") Entrance door to the front, uPVC double glazed window to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, built in storage cupboard and door to the breakfast kitchen.

Lounge

7.04m x 3.07m (23' 1" x 10' 1") UPVC double glazed window to the front, radiator, wooden fire place with marble surround & hearth with inset space for fire. Sliding patio doors to the conservatory.

Breakfast Kitchen

5.94m x 2.64m (19' 6" x 8' 8") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, washing machine, dishwasher and dryer. Understairs storage, 2 uPVC double glazed windows to the side, tiled flooring and door to the lounge.

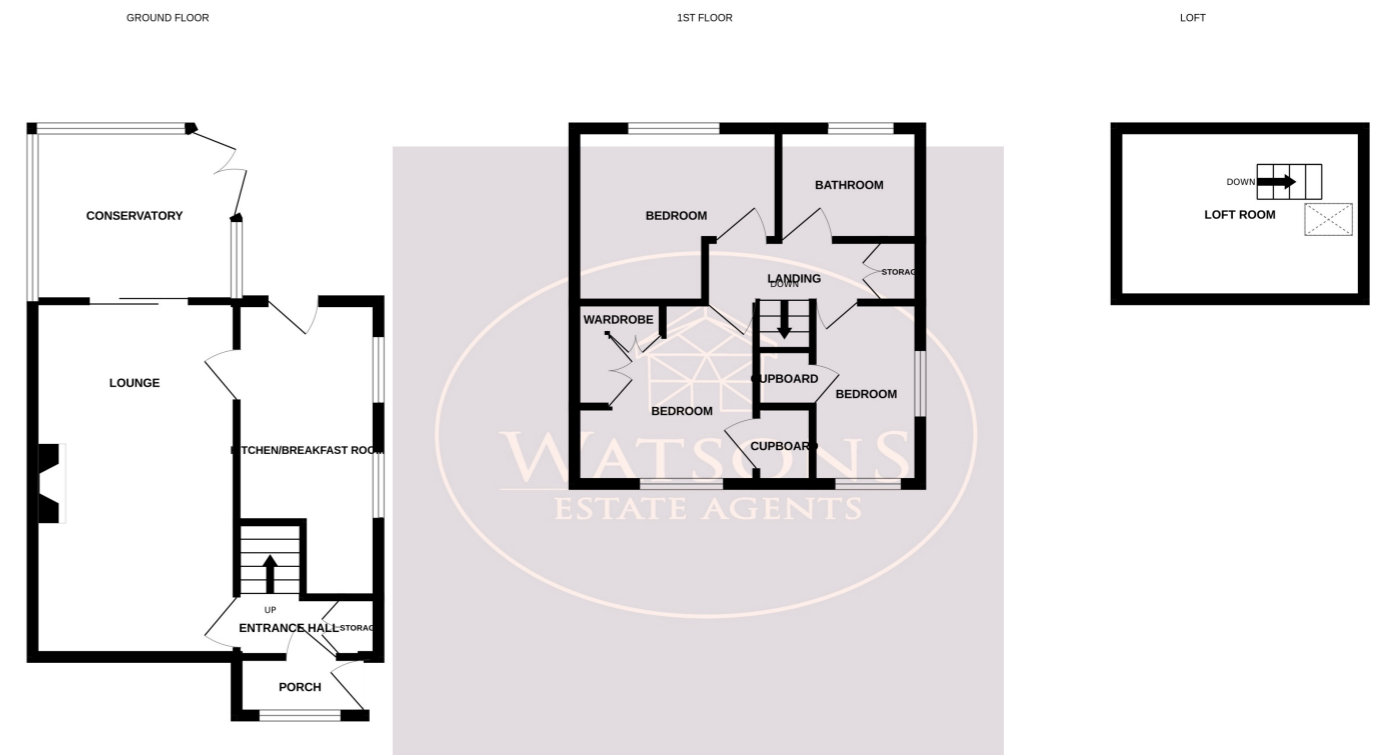
Conservatory

3.12m x 2.64m (10' 3" x 8' 8") Brick & uPVC double glazed construction and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the combination boiler and doors to all bedrooms and bathroom. Access to the loft room via dropdown ladder.



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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Bedroom 1

3.68m x 3.07m (12' 1" x 10' 1") UPVC double glazed window to the front, a range of fitted wardrobes, radiator and door to the storage cupboard.

Bedroom 2

3.43m x 3.15m (11' 3" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.51m x 1.7m (11' 6" x 5' 7") UPVC double glazed windows to the front & side, radiator and door to the storage cupboard.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Second Floor

Loft Room

3.78m x 2.61m (12' 5" x 8' 7") Velux window with integrated blackout blind.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A gravel driveway provides off road parking leading to the carport with gated access to the rear garden. The South facing rear garden comprises a paved patio, 2 timber built sheds, the largest measuring 5.8m x 3.39m with power, currently used as a gym. Other features include an external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.