



Murby Crescent  
Bulwell Nottingham  
NG6 8FZ

**£200,000 Freehold**



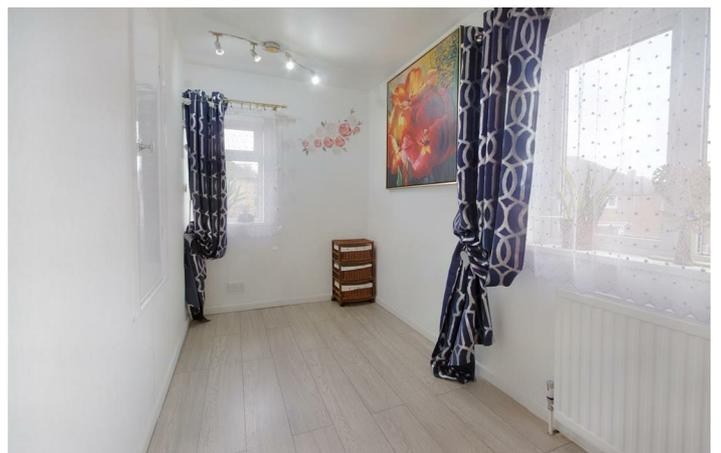
A well presented and well proportioned three bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including schools and transport links, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen and utility room to the ground floor with three good sized bedrooms and a shower room to the first floor.

To the front of the property you will find a lawned garden with stocked beds and borders, mature trees and shrubs and a concrete driveway with car standing leading to the garage and side access leading to the private and enclosed rear garden where you will find a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, outside tap and fenced boundaries.

Having been upgraded and renovated by the current vendors, the property is offered to the market with the benefit of a range of modern fixtures and fittings throughout, ready to move in condition and UPVC double glazing and gas central heating.



### Entrance Hallway

With a UPVC double glazed front door with flanking windows, radiator, stairs to the first floor and door to the lounge/diner.

### Lounge/Diner

22'4" x 10'1" (6.82 x 3.09)

With laminate flooring, electric fire, UPVC double glazed windows to the front and rear, radiator and door to the kitchen.

### Kitchen

10'11" x 7'7" (3.33 x 2.33)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled flooring and splashbacks, plumbing for a washing machine and dishwasher, heated towel rail, useful pantry, UPVC double glazed window to the rear and an opening to the utility room.

### Utility Room

7'8" x 5'6" (2.35 x 1.68)

With tiled flooring, space for a fridge/freezer and tumble dryer, useful storage cupboard and a UPVC double glazed door and window to the side.

### First Floor Landing

With laminate flooring, loft hatch, useful storage cupboard, spotlights and doors to the shower room and three bedrooms.

### Bedroom One

11'8" x 10'2" (3.57 x 3.12)

With laminate flooring, UPVC double glazed window to the front, radiator and a useful built in storage cupboard.

### Bedroom Two

11'3" x 10'5" (3.45 x 3.2)

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Bedroom Three

11'8" x 5'8" (3.57 x 1.73)

With laminate flooring, UPVC double glazed windows to the front and side, radiator and built in storage cupboard.

### Shower Room

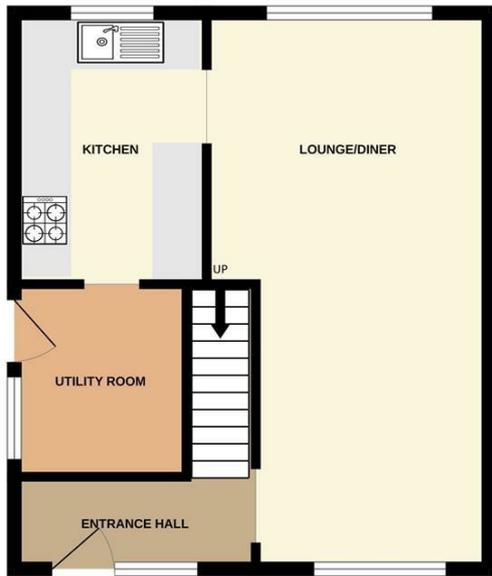
Incorporating a three piece suite comprising corner shower, wash hand basin inset to vanity unit, WC, laminate flooring, tiled walls, spotlights, UPVC double glazed window to the rear, vertical radiator and extractor fan.

### Outside

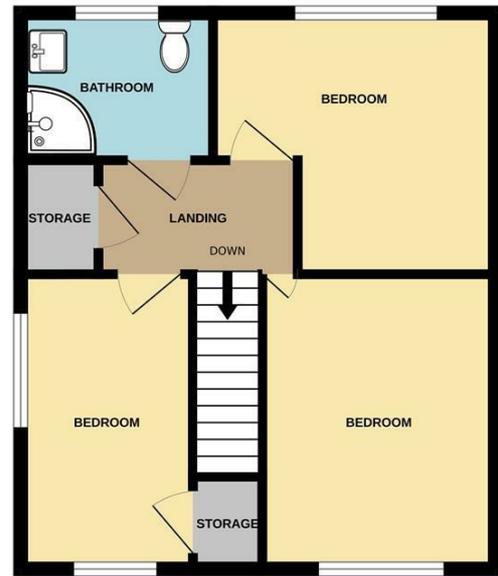
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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