

**ASHFORD  
& MOULT**  
ESTATE AGENTS

OFFERS OVER

**£190,000**

**Murby Crescent**

Nottingham, NG6 8FZ

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& MOULT**  
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## PROPERTY SUMMARY

Generous 3-Bedroom Semi-Detached Home – Perfect for Young or Growing Families

This delightful property features an inviting entrance hallway, a bright and spacious living/dining room, a contemporary kitchen, three well-proportioned bedrooms, and a modern family bathroom with a separate W/C.

Outside, you'll find a fantastic rear garden, a driveway, and a garage offering ample off-street parking. Ideally situated in a sought-after location close to shops, schools, and excellent transport links – a must-see home not to be missed!

CALL NOW TO ARRANGE A VIEWING!!

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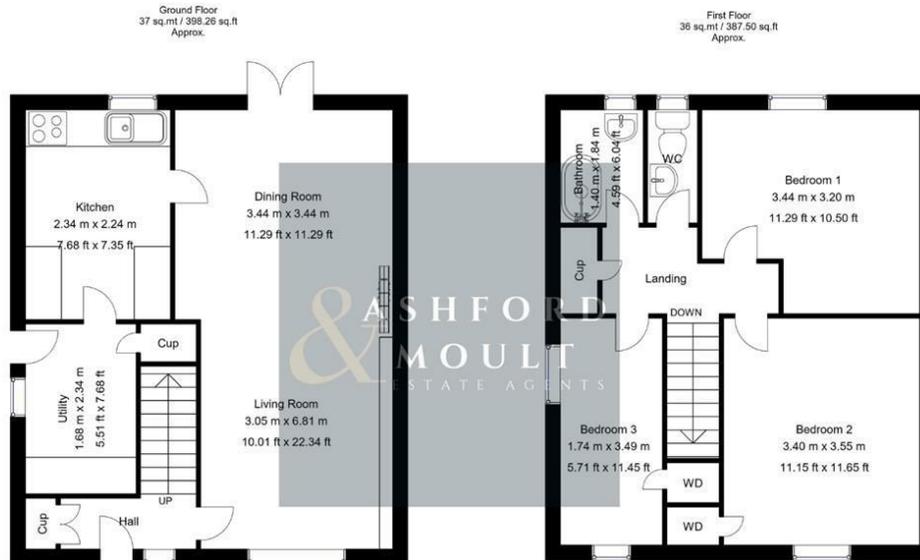
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**LOCAL AUTHORITY**  
Nottingham City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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