



## SEAGRAVE ROAD, THRUSSINGTON

£895

A three bedroomed three storey period terraced home of charm and character situated in a rural village location with excellent access to the A46, Nottingham and Leicester. The accommodation comprises of entrance hall, lounge/diner with gas fire and feature surround, fitted kitchen with oven, hob and fridge and utility area leading to cellar. On the first floor there is a bedroom with built in cupboard and en suite shower/wc. On the second floor there are two further bedrooms and a bathroom/wc. Outside there is a large shared courtyard style garden.

MOORE  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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