

Orston Drive, Nottingham, NG8 1AJ



Asking Price £220,000 Freehold



Prime Location: Situated in the popular Wollaton area, this bungalow is within easy reach of a variety of local amenities including shops, public houses, and the picturesque Wollaton Hall and Deer Park.

Excellent Transport Links: Benefit from superb access to The University of Nottingham, The Queen's Medical Centre, and Nottingham city centre, making commuting and leisure activities a breeze.

Ample Parking: The driveway accommodates multiple cars, providing convenience for both residents and visitors.

Interior Highlights:

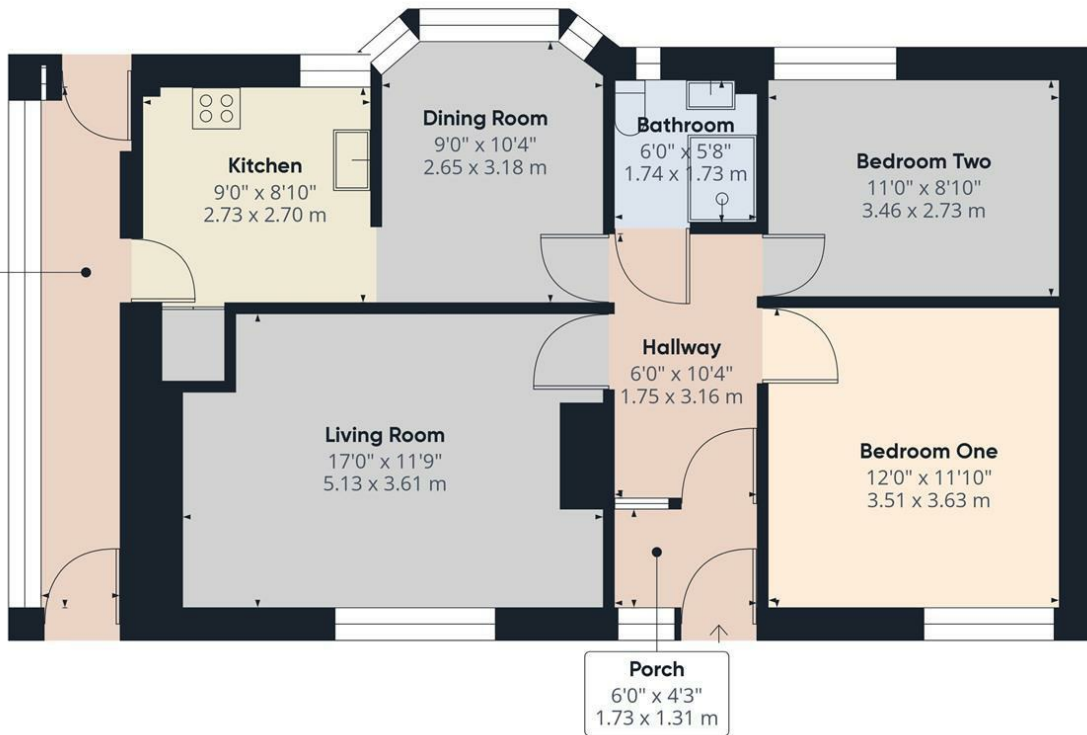
Entrance Porch & Hallway: Welcoming you into a spacious interior with great potential for customization.

Two Double Bedrooms: Both featuring fitted wardrobes, offering generous storage space.

Large Living Room: Cozy and inviting, complete with a gas fire, perfect for relaxing evenings.

Separate Dining Room: An ideal space for hosting family meals and gatherings.

Fitted Kitchen: Equipped with a gas hob, electric oven, and a storage cupboard containing the boiler, offering practicality and functionality.

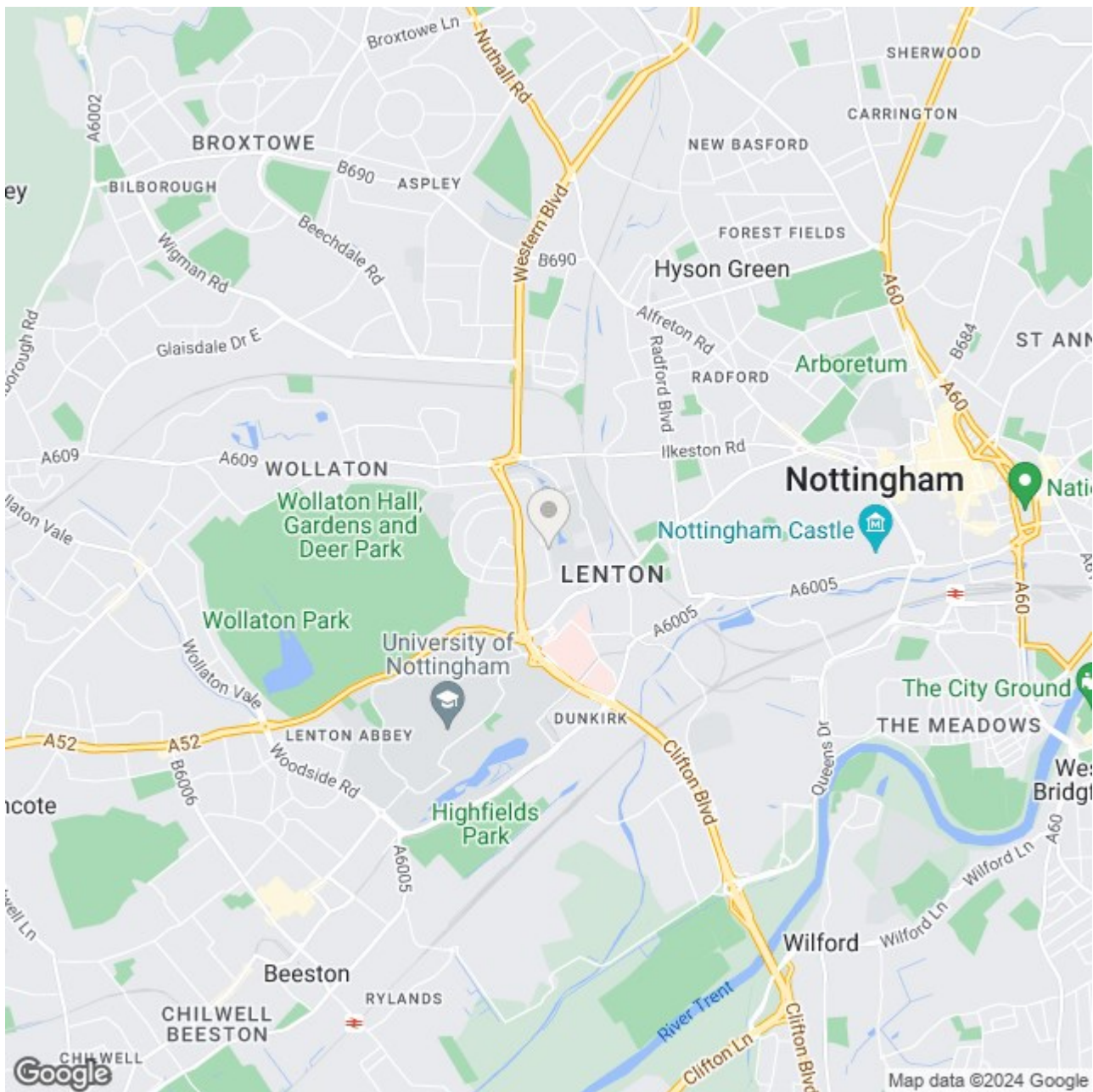


Approximate total area⁽¹⁾
808.58 ft²
75.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	