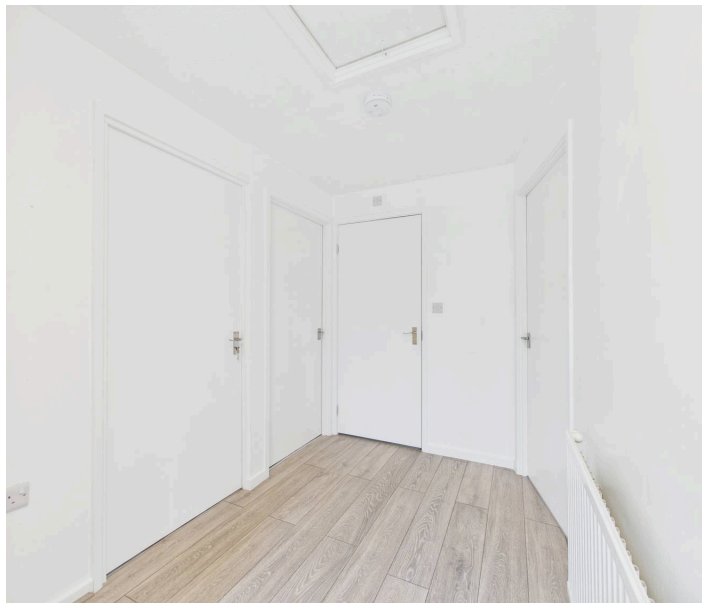




91 Monkton Drive, Nottingham – NG8 4EN

Guide Price **£210,000**

DavidJames
the estate agent



91 Monkton Drive

Nottingham

GUIDE PRICE £210,000-£220,000 NO CHAIN!
Renovated detached bungalow on a generous plot - ideal for those seeking low-maintenance single-storey accommodation with nearby amenities and transport links!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Superb detached bungalow set on generous plot
- Offered to the market with no upward chain
- Renovated throughout with replaced windows, consumer unit and boiler for added peace of mind
- Popular location with convenient access to nearby amenities, bus routes and Wollaton Hall
- Perfect for those seeking the benefits of single-storey living
- Bright lounge with a feature electric fire
- Modern breakfast kitchen with a generous range of units and integrated cooking appliances
- Three well presented bedrooms finished in neutral décor
- Stylish and fully-tiled accessible wet room with an electric shower and white suite
- Set back from the roadside with wraparound lawned gardens





Bedroom One
2.64 x 3.31 m
8'7" x 10'10"

Bedroom Two
2.67 x 3.23 m
8'9" x 10'7"

Wet Room
1.58 x 2.15 m
5'2" x 7'0"

Bedroom Three
1.64 x 3.31 m
5'4" x 10'10"

Kitchen
2.60 x 3.34 m
8'6" x 10'11"

Lounge
4.17 x 3.23 m
13'8" x 10'7"

**Entrance
Hallway**
1.86 x 4.32 m
6'1" x 14'2"

Approximate total area⁽¹⁾

56.3 m²
607 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.