



Goodfellows
estate agents.com

9
Montpellier Drive
Newcastle Upon
Tyne
NE20 0EG

9 Montpellier Drive
Medburn
Newcastle Upon Tyne
NE20 0EG



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C



Price
£950,000

A fabulous opportunity to purchase an immaculately presented and extensively improved, 5 bedroom detached family home, in an excellent position within this sought after development.





Ground Floor
 Floor area 140.8 sq.m. (1,516 sq.ft.)



First Floor
 Floor area 95.9 sq.m. (1,033 sq.ft.)

Total floor area: 236.8 sq.m. (2,549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C
Council Tax Band: G

DIRECTIONS

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