



91 Monkton Drive, Nottingham – NG8 4EN

Guide Price **£220,000 – £230,000**

DavidJames
the estate agent



91 Monkton Drive

Nottingham

GUIDE PRICE £220,000-£230,000 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: D

EPC Environmental Impact Rating: D

- 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.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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