



Monkton Drive,  
Bilborough, Nottingham  
NG8 4EQ

**£175,000 Freehold**



A well proportioned three bedroom semi-detached house with a driveway to the front and an enclosed rear garden. This property is considered an idea opportunity for a first time buyer or families looking for their next home.

Situated in a popular and convenient location surrounded by a variety of local amenities including schools, supermarkets and Harvey Hadden sports village. The position of the property provides easy access to transport links with a bus stop at the end of the road and is just a short commute to Nottingham city centre.

In brief, the internal accommodation comprises: Entrance hall, lounge, kitchen/diner, WC and utility room to the ground floor. Rising to the first floor are three bedrooms and a family bathroom

To the front of the property is a lawned space with hedged boundaries and paved driveway to the side leading to a detached garage. To the rear is a private enclosed garden with a paved seating area and lawn beyond.

An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

A UPVC double glazed door leads through to the entrance hall with laminate flooring and radiator.

### Living Room

13'10" x 12'1" (4.223 x 3.701)

With laminate flooring, radiator, electric fireplace and window to the front aspect.

### Open Plan Kitchen/Diner

20'11" x 8'9" (6.390 x 2.675)

With a range of wall, base and drawer units with worksurfaces over, inset one and half bowl sink with drainer and breakfast bar separating the dining room. Integrated appliances including electric oven and gas hob. Two windows to the rear.

### Utility Room

With base units with worksurfaces over and space and fittings for freestanding fridge/freezer, washing machine and dryer.

### WC

WC and wash hand basin.

### First Floor Landing

With access to loft hatch and window to the side aspect.

### Bedroom One

13'6" x 8'8" (4.129 x 2.666)

Carpeted room with radiator, storage cupboard and window to the rear aspect.

### Bedroom Two

12'1" x 11'10" (3.697 x 3.630)

With laminate flooring, radiator, two storage cupboards and window to the front aspect.

### Bedroom Three

8'9" x 9'0" (2.674 x 2.745)

Carpeted room with radiator and window to the front aspect.

### Bathroom

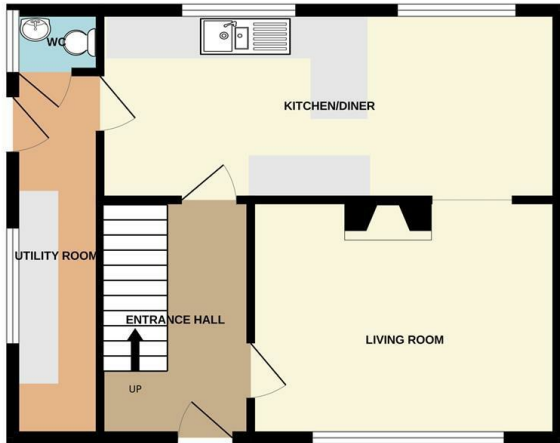
Incorporating a three piece suite comprising bath with electric power shower over, wash hand basin and WC.

### Outside

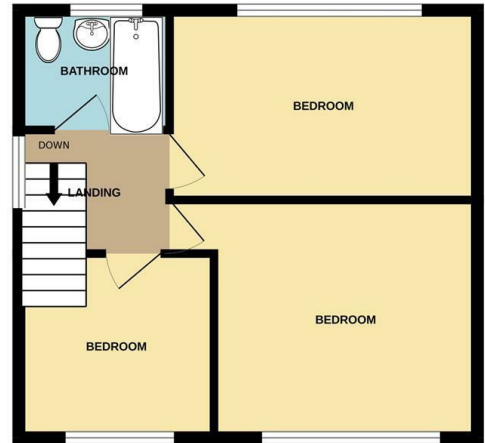
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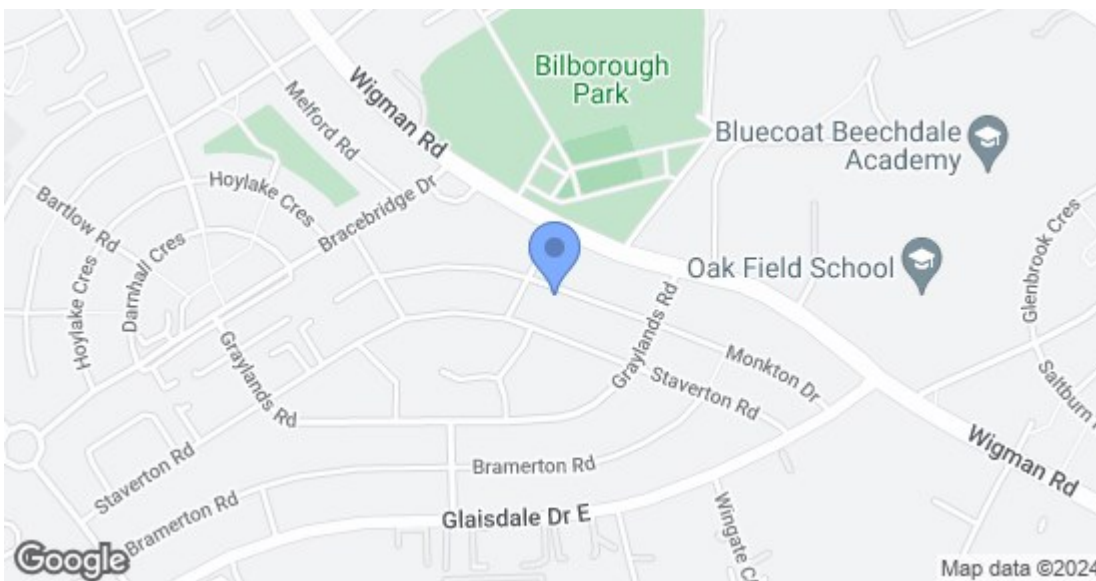
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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