



125 Mona Road

West Bridgford | NG2 5BU | Guide Price Guide Price £330,000 - £350,000

ROYSTON
& LUND

- Guide Price £330,000 - £350,000
- Living Room / Diner
- Fitted Wardrobes & Velux Windows
- Extension Potential
- EPC Rating - C
- Three Bedroom Detached
- Ground Floor Bathroom
- Sizable Garden
- Detached Garage & Private Driveway
- Council Tax Band - C





This attractive three-bedroom detached bungalow offers flexible and modern living in a well-designed layout. At its heart is a spacious open-plan living and dining area, filled with natural light and opening through patio doors onto the rear garden—perfect for entertaining or relaxing.

The adjoining kitchen features sleek, neutral units, a gas hob, an electric oven and an extractor fan, combining style with practicality. Also on the ground floor is a versatile bedroom that could double as a home office, alongside a neatly finished bathroom for added convenience.

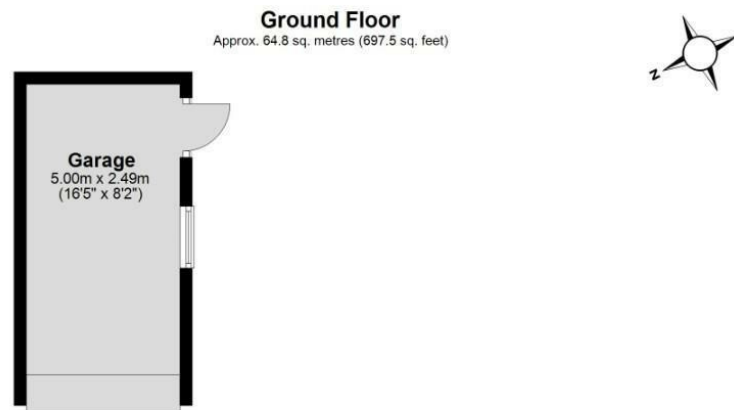
Upstairs, there are two bright double bedrooms with Velux windows, one of which includes fitted wardrobes. Additional storage is available on the landing and beneath the stairs, helping to keep the space tidy and efficient.

Outside, the generous garden provides ample space for outdoor enjoyment, with patio doors connecting it seamlessly to the living area. A detached garage adds secure parking or useful storage, whilst the drive can accommodate parking for one car, completing this well-rounded and inviting home.

The property is situated in a sought-after area which benefits from an excellent mix of local amenities. At its centre is Central Avenue with a variety of independent cafés, restaurants, and high-street shops. The area is also known for its strong sporting scene. You're close to Trent Bridge cricket ground, Nottingham Forest's City Ground, and the National Watersports Centre at Holme Pierrepont.

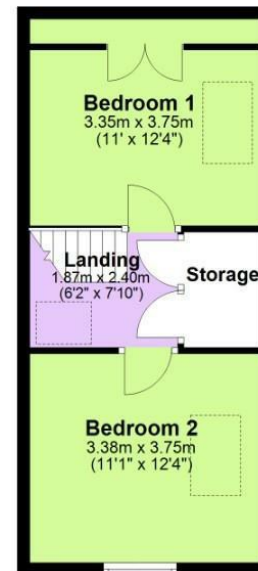
There are plenty of green spaces including Bridgford Park, The Hook nature reserve, and Rushcliffe Country Park. Transport links are excellent, with regular buses into Nottingham city centre, good road connections, and easy access to the train station and universities. West Bridgford also has a strong community feel, with local markets, events, making this area in high demand for families, professionals, and downsizers alike.





Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**