

HoldenCopley

PREPARE TO BE MOVED

Montague Road, Hucknall, Nottinghamshire NG15 7DT

Guide Price £180,000 - £200,000

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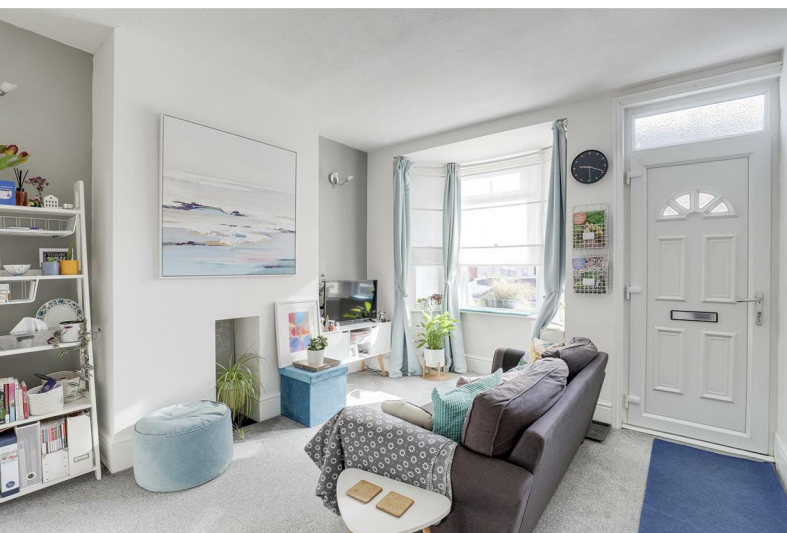


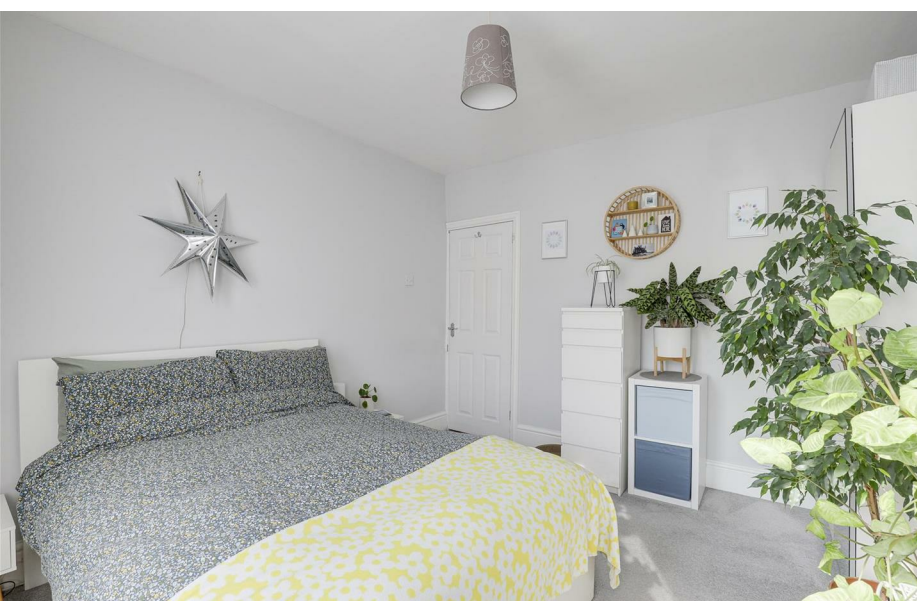
GUIDE PRICE £180,000 - £190,000

EDWARDIAN TERRACED HOUSE...

This charming Edwardian terraced property is situated in a sought-after location in Hucknall, offering convenient access to a variety of local amenities, including shops, restaurants, parks, and schools. Stepping inside, the ground floor boasts two inviting reception rooms—a bright and airy living room, and a well-proportioned dining room which is currently being utilised as a study. The highlight of the home is the brand-new, fully fitted modern kitchen, thoughtfully extended to provide additional space, making it perfect for a breakfast table or casual dining. Upstairs, the landing leads to two generously sized double bedrooms, both offering ample natural light and comfort. The first floor is completed by a stylish four-piece bathroom suite. Outside, the rear garden features a paved patio seating area, a neatly maintained lawn, and a charming planted border.

MUST BE VIEWED





- Edwardian Terraced House
- Two Double Bedrooms
- Separate Living And Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Large Four-Piece Bathroom Suite
- Well-Presented Throughout
- Rear Garden With Patio Area
- Great First Time Purchase
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

14'4" into bay x 11'5" (4.39m into bay x 3.49m)
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Hall

The hall has carpeted flooring and access to the under-the-stairs cupboard.

Dining Room

12'10" x 11'5" (3.92m x 3.49m)
The dining room has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Breakfast Kitchen

21'2" x 6'10" (6.47m x 2.10m)
The kitchen has a range of fitted handleless gloss base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob with an extractor fan, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, space for a breakfast table, Karndean flooring, a vertical radiator, a UPVC double-glazed window to the side elevation, a single UPVC door to the side, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

16'2" x 8'7" (4.93m x 2.63m)
The landing has carpeted flooring, a dado rail, and provides access to the first floor accommodation.

Master Bedroom

12'1" x 11'6" (3.70m x 3.52m)
The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'11" x 8'8" (3.96m x 2.66m)
The second bedroom has carpeted flooring, a radiator, an in-built open cupboard, and a UPVC double-glazed window to the rear elevation.

Bathroom

13'5" x 6'11" (4.10m x 2.13m)
The bathroom has a concealed low level dual flush W/C combined with a sunken wash basin and storage, a double-ended panelled bath with a central mixer tap, an enclosed shower cabin with a wall-mounted handheld shower fixture, vinyl flooring, a radiator, partially tiled walls, a UPVC double-glazed obscure window to the rear elevation,

OUTSIDE

Front

To the front of the property is a low maintenance gravelled garden with a brick wall boundary and gated access.

Rear

To the rear of the property is a paved patio seating area with a blue slate chippings border, a well-maintained raised lawn with a planted border, a brick boundary, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

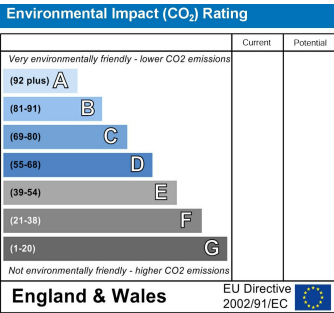
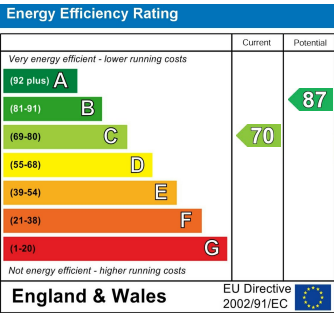
Council Tax Band Rating - Ashfield District Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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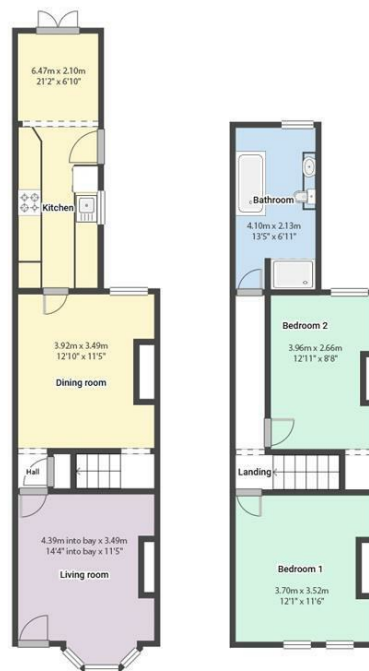
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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