

# HoldenCopley

PREPARE TO BE MOVED

Montague Road, Hucknall, Nottinghamshire NG15 7DT

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**Guide Price £170,000**

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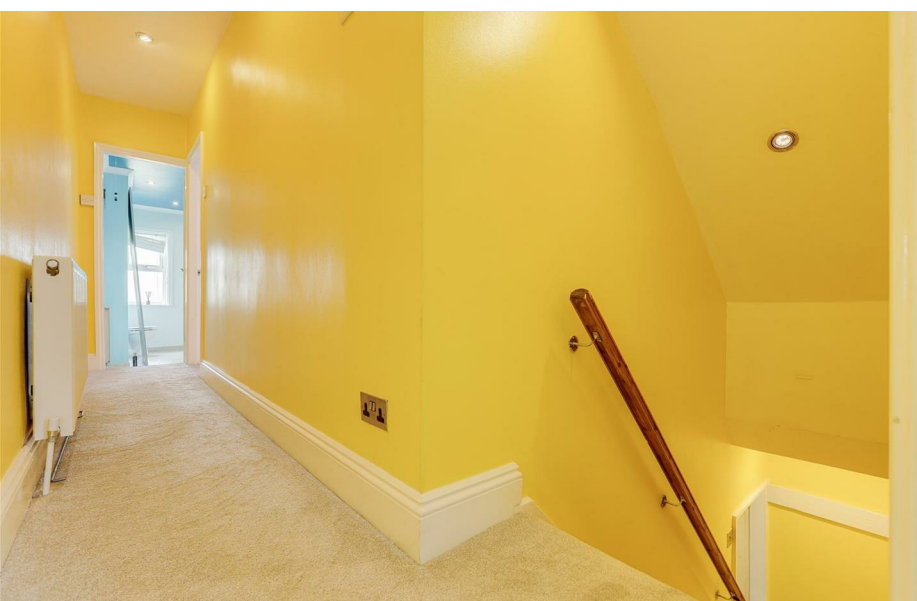
GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

We are delighted to present this mid-terraced house, located within easy reach of Hucknall City Centre, featuring an array of shops, schools, and eateries. Boasting excellent transport links into Nottingham City Centre and surrounding areas, this property is perfect for a variety of buyers and is being sold with no upward chain. The ground floor offers a bright and spacious living room with a bay window that floods the room with natural light. The dining room provides ample space for family meals and entertaining, with convenient access to the cellar. The well-equipped fitted kitchen offers direct access to the rear garden, perfect for indoor-outdoor living. On the first floor, you will find two comfortable bedrooms. One having access to an in-built closet. The spacious four-piece bathroom suite is ideal for relaxing and unwinding. Outside, the property features a small courtyard at the front, adding to its curb appeal. The enclosed rear garden includes a patio area, a lawn, a shed for storage, a gravelled section, and a fence panelled boundary for added privacy. Also having off-street parking. Also benefiting from solar panels.

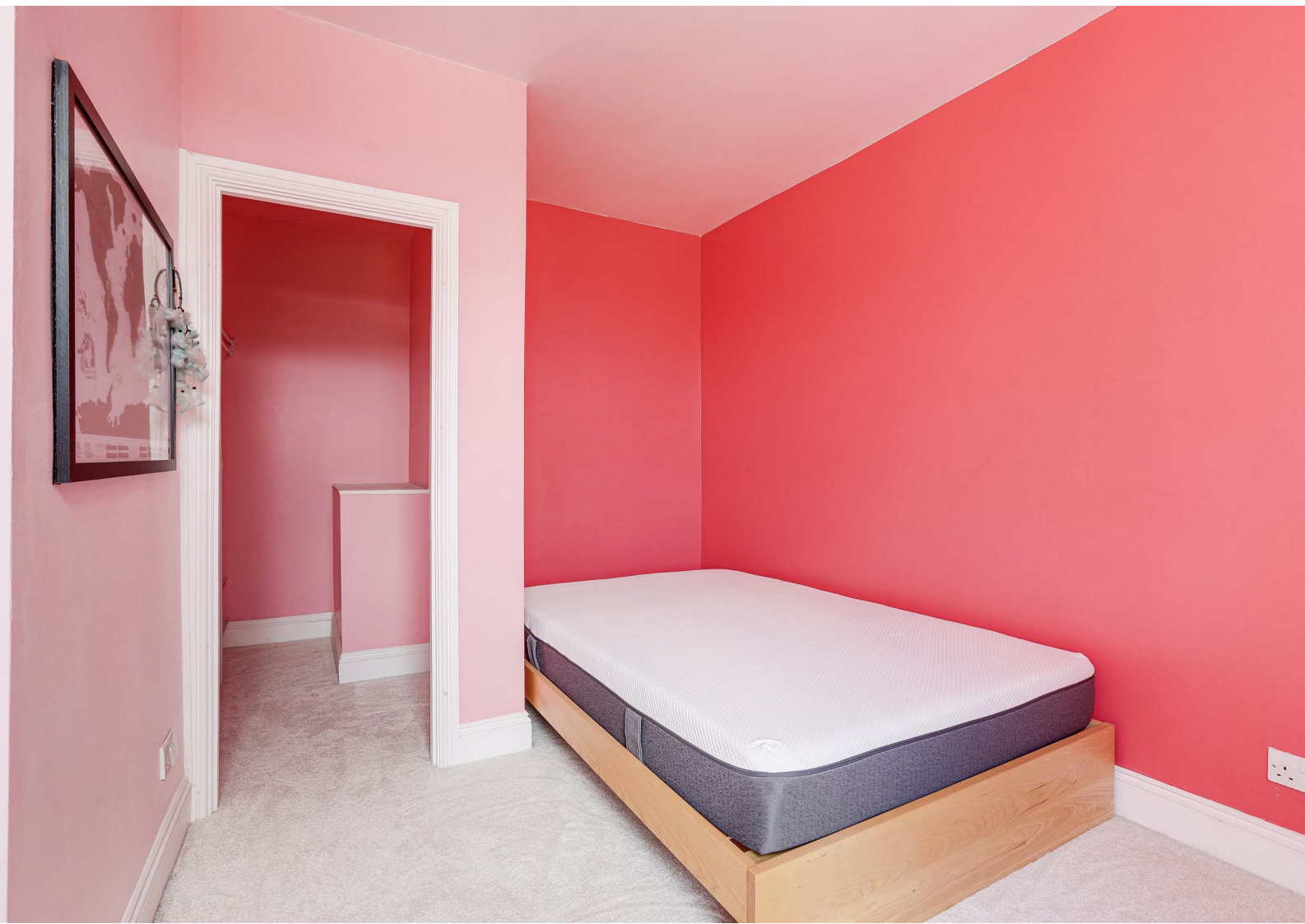
MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Four Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Living Room

14'4" x 12'9" (max) (4.37m x 3.91m (max) )

The living room has a UPVC double glazed window to the front elevation, a feature fireplace with a wooden surround and tiled hearth, a radiator, wood-effect flooring, and a composite door providing access into the accommodation.

### Dining room

15'7" x 12'9" (max) (4.75m x 3.89m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, an exposed brick wall with an alcove and tiled flooring, access into the cellar, and wood-effect flooring.

### Kitchen

12'3" x 7'8" (3.74m x 2.35m )

The kitchen has a range of fitted base and wall units with solid wood worktops, a Belfast sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, an extractor fan, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening out to the rear garden.

## BASEMENT

### Cellar

14'11" x 12'9" (max) (4.57m x 3.91m (max))

The cellar is split into sections with electricity, lighting, and ample storage space.

## FIRST FLOOR

### Landing

15'8" x 9'6" (max) (4.79m x 2.90m (max))

The landing has carpeted flooring, a radiator, recessed spotlights, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

12'8" x 11'8" (max) (3.88m x 3.57m (max))

The first bedroom has two UPVC double glazed windows with fitted shutters to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Two

12'9" x 9'9" (max) (3.89m x 2.99m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a walk-in closet, and carpeted flooring.

### Bathroom

12'4" x 7'5" (max) (3.77m x 2.27m (max))

The bathroom has two UPVC double glazed obscure windows to the side and rear elevation, a low level flush W/C, a counter-top wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a radiator, an in-built cupboard, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a small courtyard.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a shed, a gravelled area, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

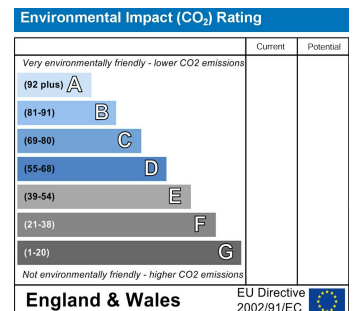
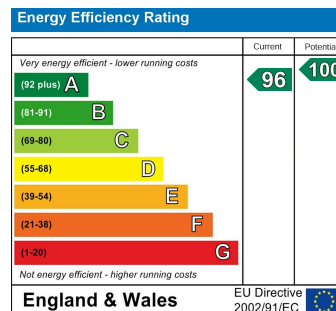
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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