

# HoldenCopley

PREPARE TO BE MOVED

Montague Road, Hucknall, Nottinghamshire NG15 7DU

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£180,000

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NO UPWARD CHAIN...

This well-maintained mid-terrace house is the perfect find for any first-time buyer or small family looking to move straight in. Situated in a convenient location, the property is just a stone's throw away from a range of local shops, great schools and superb transport links. To the ground floor, the accommodation comprises a bay-fronted living room, a separate dining room with access down to a useful cellar, a modern fitted kitchen and a contemporary shower room. The first floor carries two double bedrooms, with the master benefitting from its own en-suite and access up to the loft, offering great potential for storage or future development (subject to consent). Outside, the property offers on-street parking to the front, while to the rear is a private, low-maintenance paved garden filled with mature shrubs and trees, alongside a versatile garden room —perfect as a home office, studio or relaxation space.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Bathroom & En-Suite
- Cellar
- On-Street Parking
- Established Garden With Summer House
- No Upward Chain
- New Boiler - 15 Year Warranty





## GROUND FLOOR

### Living Room

13'11" x 12'8" (max) (4.25m x 3.87m (max))

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a decorative mantelpiece, a UPVC double-glazed window bay window to the front elevation and a single composite door providing access into the accommodation.

### Hallway

3'6" x 2'11" (1.09m x 0.89m )

The hallway has carpeted flooring and stairs.

### Dining Room

12'9" x 12'5" (max) (3.90m x 3.81m (max))

The dining room has tiled flooring, a radiator, a recessed chimney breast alcove with an exposed brick surround, an in-built cupboard, access down to the cellar and a UPVC double-glazed window to the rear elevation.

### Kitchen

10'0" x 6'9" (3.07m x 2.06m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob and an extractor hood, space and plumbing for a washing machine, partially tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

### Rear Porch

6'8" x 2'10" (2.05m x 0.88m )

The porch has wood-effect flooring, a radiator, a wall-mounted boiler and a single UPVC door providing access to the rear garden.

### Shower Room

6'0" x 4'6" (1.84m x 1.39m )

The shower room has a low level concealed flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

9'1" x 2'11" (2.78m x 0.89m )

The landing has carpeted flooring and provides access to the first floor accommodation.

### Master Bedroom

14'4" x 12'6" (max) (4.38m x 3.82m (max))

The main bedroom has carpeted flooring, a radiator, a built-in cupboard, access into the loft and the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

10'0" x 8'6" (max) (3.05m x 2.61m (max))

The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and waterproof wall panels, tile-effect flooring, partially tiled walls, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

14'4" x 11'4" (max) (4.38m x 3.47m (max))

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

## BASEMENT

### Cellar

14'10" x 12'7" (max) (4.54m x 3.86m (max))

The cellar has lighting and shelving.

## OUTSIDE

### Front

To the front is on street parking.

### Rear

To the rear is a private paved garden with mature shrubs and trees, a garden room and fence-panelled boundaries.

### Summer House

11'0" x 6'5" (3.36m x 1.97m )

The summer house has power points and UPVC double French doors.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 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.

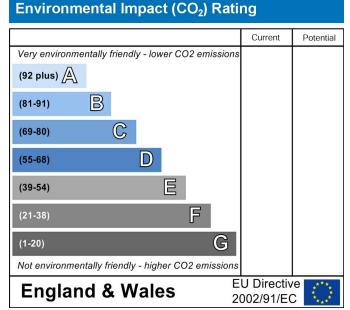
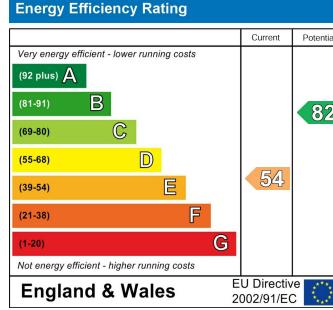
The vendor has advised the following:

Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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