

HoldenCopley

PREPARE TO BE MOVED

Montague Road, Hucknall, Nottinghamshire NG15 7DU

Asking Price £150,000

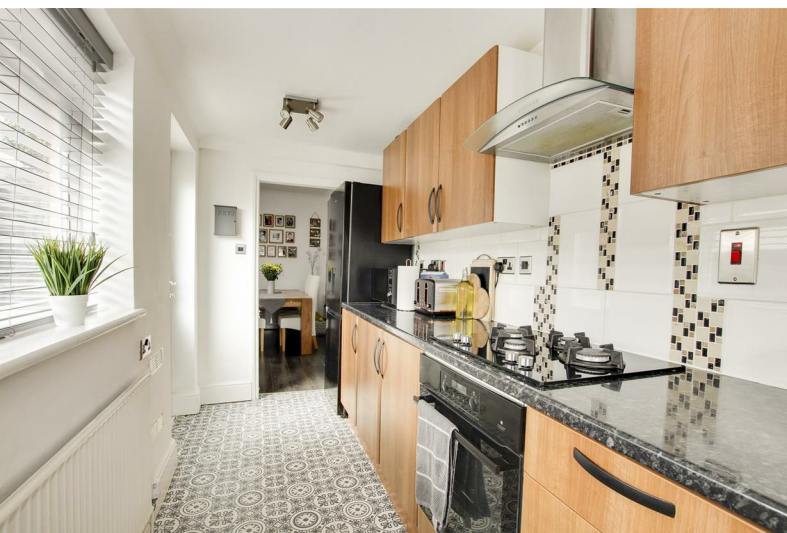
Montague Road, Hucknall, Nottinghamshire NG15 7DU



EXCELLENTLY PRESENTED...

This terraced property is excellently presented throughout and offers spacious accommodation throughout making for an ideal property for a range of buyers from first time buyers to growing families! Situated in the popular location of Hucknall which is host to a range of local amenities such as shops, eateries and excellent transport links as well as being just a short distance from the Ranges Park. To the ground floor of the property are two spacious reception rooms and a galley kitchen, to the first floor of the property are two bedrooms serviced by a modern three piece bathroom suite. The second floor of the property is host to the final double bedroom. Outside to the front of the property is the availability for on street parking and to the rear is a private low maintenance garden with a decked seating area!

MUST BE VIEWED





- Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Three Piece Bathroom Suite
- On Street Parking
- Private Rear Garden
- Excellently Presented
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living room

13'1" x 18'4" (4.0 x 5.6)

The living room has laminate flooring, a feature fireplace with a decorative mantelpiece, a TV point, wall mounted light fixtures, coving to the ceiling, a radiator, a UPVC double glazed box bay window to the front elevation and provides access into the accommodation

Dining Room

13'1" x 13'5" (4.0 x 4.1)

The dining room has laminate flooring, coving to the ceiling, a radiator, a TV point and a UPVC double glazed window to the rear elevation

Kitchen

16'0" x 5'10" (4.9 x 1.8)

The kitchen has feature tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, space and plumbing for a washing machine, partially tiled walls, space for a freestanding fridge freezer, a radiator, a wall mounted boiler, UPVC double glazed windows to the side and rear elevations and a UPVC door to access the side of the property

FIRST FLOOR

Landing

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

Bedroom One

11'9" x 12'5" (3.6 x 3.8)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator, a feature original fireplace and a UPVC double glazed window to the front elevation

Bedroom Two

9'10" x 6'10" (3.0 x 2.1)

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

Bathroom

7'2" x 9'10" (2.2 x 3.0)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, a chrome heated towel rail and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Bedroom Three

13'1" x 20'4" (4.0 x 6.2)

The third bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is courtesy lighting and the availability for on street parking

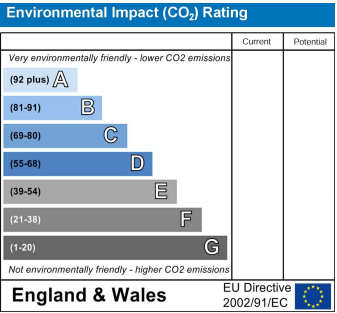
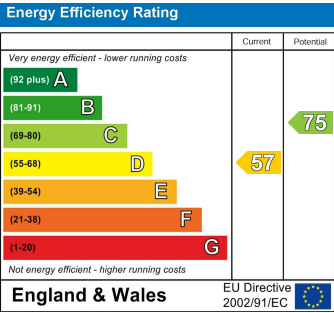
Rear

To the rear of the property is a private low maintenance garden, a decked patio area, a gravelled area, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Montague Road, Hucknall, Nottinghamshire NG15 7DU

HoldenCopley
PREPARE TO BE MOVED



All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.