



**43 Montague Road, Hucknall, Nottingham,  
Nottinghamshire NG15 7DT**

**£180,000**

Tel: 0115 9680268



- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Convenient Town Centre Location
- Extremely Spacious Layout
- Beautiful Landscaped Rear Garden
- Traditional Terraced House

A picture-perfect traditional home with the perfect blend of contemporary charm. This magnificent Edwardian terraced house is a credit to the current owners who are now offering this absolutely immaculate home to the market and would be ideally suited for those buyers looking for a turnkey home to move straight in and simply just enjoy.

The charming character has been perfectly harnessed with in keeping neutral décor and other internal finishings, with the property enjoying excellent high ceilings, large bay to the front reception room and large windows throughout which allows a wonderful amount of natural light to pour into the property. The kitchen & bathroom have both been fully modernised and even the rear garden is a true beauty which has been well planned and thought out by the owners who have landscaped the garden perfectly and softened with well stocked borders full of established plants and shrubs.

The internal accommodation is incredibly spacious and comprises two reception rooms and an extended dining kitchen with a stunning central view straight down that beautiful garden and comes fitted with sleek & stylish fitted units. To the first-floor landing there are two generous double bedrooms and a huge bathroom with four-piece suite including a double walk-in shower and a separate bath.

Externally as touched on a little above is again as equally well maintained and looked after as the internal having a neat and tidy frontage with small boundary wall and gated entrance opening toward the front entrance door and the rear garden truly is a thing of beauty and rarely found having an initial patio sitting area with small step up an well maintained lawn with borders running down each side stacked full of established plants and shrubs with the boundaries being securely enclosed by recently upgraded boundary fencing. To the bottom of the garden there is a cosy hidden patio sitting area again sheltered by some planting and two access doors into an ever so handy external store room.

All in all we cannot stress how imperative an internal inspection is of this property as a home of this standard that offers so much at an affordable price, is certain to not be available for long.

#### **LIVING ROOM**

w: 4.37m x l: 3.48m (w: 14' 4" x l: 11' 5")

The first of two spacious reception rooms is this bay fronted living room with a radiator, three wall lights, large double glazed bay window to the front elevation and a door opening into:

#### **INNER HALL**

w: 0.84m x l: 0.79m (w: 2' 9" x l: 2' 7")

A small divide between the two reception rooms having a handy storage cupboard.

#### **REAR RECEPTION ROOM**

w: 3.91m x l: 3.48m (w: 12' 10" x l: 11' 5")

A second spacious reception room which offers more ground floor living space with a radiator, ceiling light point, door opening into the modern dining kitchen and a door opening into the stairs that rise to the first floor landing.

#### **KITCHEN DINER**

w: 6.45m x l: 2.08m (w: 21' 2" x l: 6' 10")

A magnificently well proportioned kitchen diner which is fitted with a sleek & stylish range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring ceramic hob with concealed extractor hood over, integrated dishwasher and fridge/freezer and plumbing for a washing machine. There is also two ceiling light points, contemporary full height vertical radiator, Karndean flooring, bespoke built cupboard housing the combi boiler, double glazed window & separate door to the side elevation and space for a dining table perfectly placed near the double glazed French doors which perfectly frame the lovely rear garden.

#### **FIRST FLOOR LANDING**

w: 4.93m x l: 2.62m (w: 16' 2" x l: 8' 7")

With ceiling lighting.

**BEDROOM ONE**

w: 3.94m x l: 2.64m (w: 12' 11" x l: 8' 8")

A large double bedroom with a radiator, ceiling light point and two double glazed windows to the front elevation.

**BEDROOM TWO**

w: 3.94m x l: 2.64m (w: 12' 11" x l: 8' 8")

A second double bedroom with a radiator, ceiling light point, open fronted storage recess and a double glazed window to the rear elevation.

**FAMILY BATHROOM**

w: 4.09m x l: 2.11m (w: 13' 5" x l: 6' 11")

A huge and beautifully appointed family bathroom having a four piece suite comprising a panelled bath with central chrome mixer tap, double width shower enclosure with wall mounted internally plumbed shower handset, low flush WC with concealed cisterna and vanity unit with inset wash hand basin with chrome mixer tap with in keeping stylish tiled splashback, radiator and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



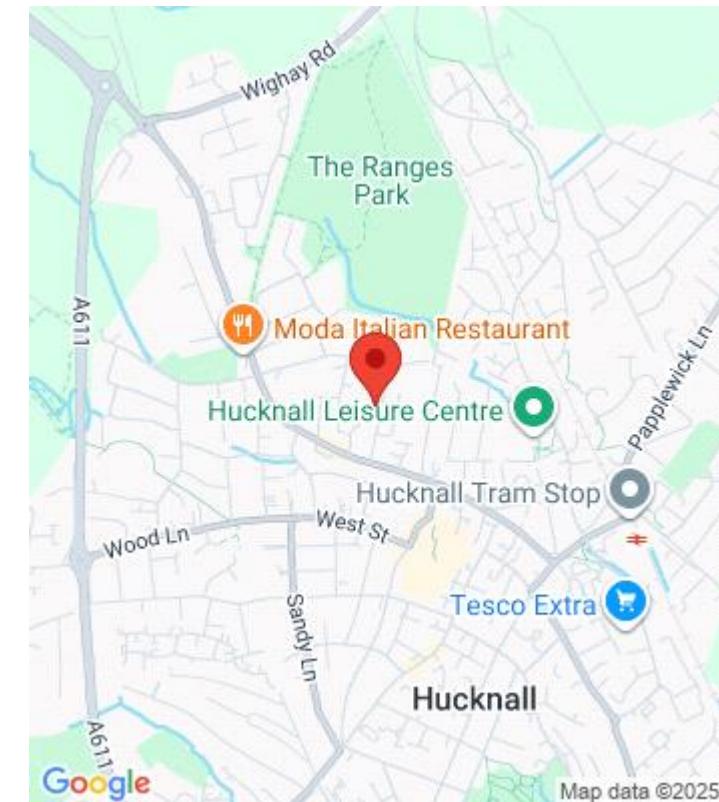
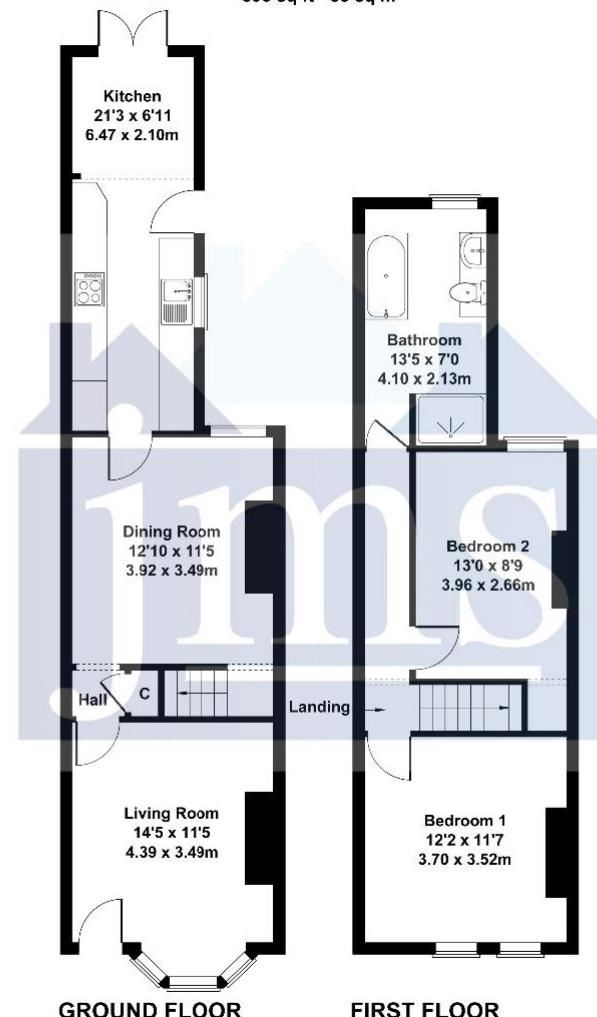






# Montague Road, Hucknall, Nottingham, NG15 7DT

Approximate Gross Internal Area  
893 sq ft - 83 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>		70
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.