



**62 Montague Road, Hucknall, Nottingham,
Nottinghamshire NG15 7DU**

£180,000

Tel: 0115 9680268



- Private Rear Garden
- Convenient Town Centre Location
- No Upward Chain
- Extremely Spacious Layout
- Three Double Bedrooms
- Traditional Terraced House

A large traditional, three double bedroom terraced house with a spacious internal layout brimming with charming features throughout. This well maintained and well-loved traditional home benefits from equally balanced and proportioned rooms to both the first and second floor and comes located in an incredibly convenient location within walking distance to Hucknall high street, tram and train stops and a selection of well regarded, popular primary and secondary schools.

The accommodation comprises an initial bay fronted lounge, spacious second reception room currently in use as a dining room with access into both a cellar perfect for that extra needed storage and a fully fitted kitchen with access into a conservatory. To the first floor landing there are two spacious double bedrooms and a well-proportioned modern bathroom. To the second floor there is a further double bedroom.

Externally, the property stands proudly in toward the middle of Montague Road itself being one of the larger traditional terraced houses on the street itself. There is a low-level brick walled frontage and a shared under access to the rear with a secure lockable gate opening onto the rear garden which is of fabulous size and private having a lawned area, patio sitting area all securely enclose by boundary walls and fencing and a handy external storage room at the bottom of the garden.

LOUNGE

w: 4.17m x l: 3.78m (w: 13' 8" x l: 12' 5")

The first of two spacious reception rooms is this bay fronted lounge with a feature fireplace with tasteful surround. There is also a radiator, ceiling light point, coving to ceiling, large double glazed bay window to the front elevation and a door opening into the central hallway with stairs rising to the first floor landing.

DINING ROOM

w: 3.81m x l: 3.76m (w: 12' 6" x l: 12' 4")

The second generous proportioned reception room currently in use as dining room but offers excellent versatility for a second living room and even offers scope to be knocked through into the kitchen which could make this a large open plan living kitchen. There is a feature fireplace, radiator, ceiling light point, coving to ceiling, double glazed window to the rear elevation, door providing access to the handy understairs storage and a further internal door opening into the kitchen.

KITCHEN

w: 4.98m x l: 2.49m (w: 16' 4" x l: 8' 2")

A fitted neutral kitchen with a range of tasteful wall cupboards, base units and drawers with rolled edge working surfaces over. Inset sink with drainer and mixer tap. Freestanding cooker that will be included within the sale. There is also space for a fridge/freezer and plumbing for a washing machine, ceiling light point, tiled splashbacks, double glazed window and a door opening into the:

CONSERVATORY

w: 2.59m x l: 2.34m (w: 8' 6" x l: 7' 8")

With a light point and double glazed French doors opening into the garden.

FIRST FLOOR LANDING

w: 4.34m x l: 3.81m (w: 14' 3" x l: 12' 6")

With ceiling light points and stairs rising the second floor third double bedroom.

BEDROOM ONE

w: 4.32m x l: 3.56m (w: 14' 2" x l: 11' 8")

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

BEDROOM TWO

w: 3.51m x l: 2.97m (w: 11' 6" x l: 9' 9")

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

BATHROOM

w: 2.84m x l: 2.16m (w: 9' 4" x l: 7' 1")

A well presented neutral family bathroom with four piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point, storage cupboard 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.

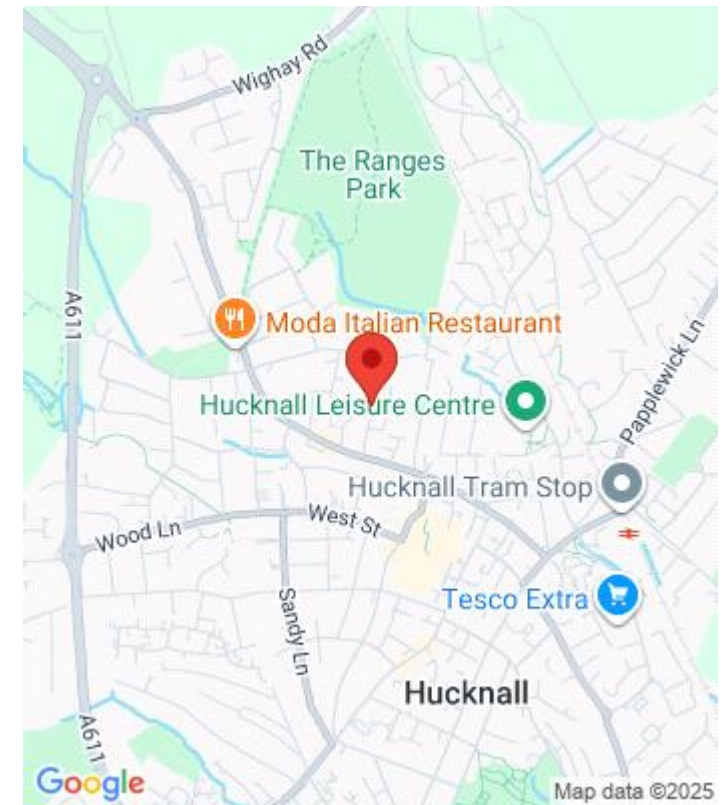












Viewing by appointment only
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