

# Robert Ellis

*look no further...*



Montpelier Road,  
Dunkirk, Nottingham  
NG7 2JW

**£180,000 Freehold**

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A traditionally styled and constructed Victorian two-bedroom semi-detached house.

Offered to the market with the benefit of chain free vacant possession, this well-proportioned property is an excellent opportunity for the incoming purchaser to upgrade and remodel to their tastes and requirements.

In brief the internal accommodation comprises: sitting room, dining room, and kitchen to the ground floor, rising to the first floor are two bedrooms and a bathroom, and the property benefits from a useful attic space.

Outside the property has an enclosed garden to the rear, with a yard, decking and store.

Occupying an established residential location convenient for both the centres of Beeston and Nottingham, and well placed for the Queens Medical Centre and The University of Nottingham, this property is ideal for a first time buyer, owner occupier or investor.



UPVC double glazed entrance door leads to sitting room.

#### Sitting Room

13'5" x 14'9" into bay window (4.11m x 4.52m into bay window )

UPVC double glazed bay window, fuel-effect gas fire with Adam-style surround.

#### Dining Room

13'6" x 12'1" plus door recess (4.13m x 3.70m plus door recess )

UPVC double glazed window, radiator, wall mounted gas fire and fitted cupboard, stairs off to first floor landing and useful under stairs recess.

#### Kitchen

9'6" x 6'11" (2.91m x 2.12m )

Fitted wall and base units, work-surfacing with tiled splashbacks, single sink with mixer tap, work surfacing, inset electric hob with oven below, UPVC double glazed window, tiled flooring, UPVC double glazed door to the exterior.

#### First Floor Landing

Radiator, and steps up to the attic.

#### Bedroom One

13'6" x 9'8" (4.13m x 2.95m )

UPVC double glazed window, radiator, recess wardrobe and cupboard.

#### Bedroom Two

12'2" x 10'6" (3.71m x 3.21m )

UPVC double glazed window, radiator, and fitted wardrobes.

#### Bathroom

9'5" x 6'11" (2.88m x 2.12m )

Fitted with a WC, pedestal wash-hand basin, corner bath with shower handset, fully tiled walls, UPVC double glazed window, radiator, and cupboard housing the main boiler.

#### Attic

13'2" x 12'1" (4.02m x 3.69m )

UPVC double glazed window and radiator.

NB - Potential purchasers should note that this has not

been converted to building regulations standard and therefore has not got a building completion certificate for a bedroom.

#### Outside

To the rear the property has an enclosed garden with a yard/patio area, decking, outside tap and attached door.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

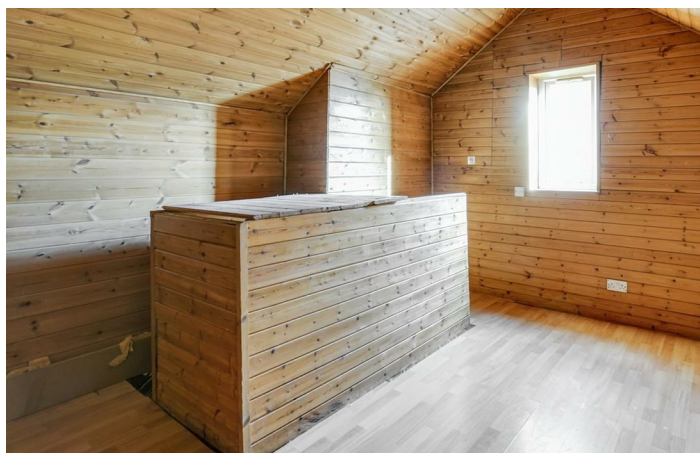
Accessibility/Adaptions: None

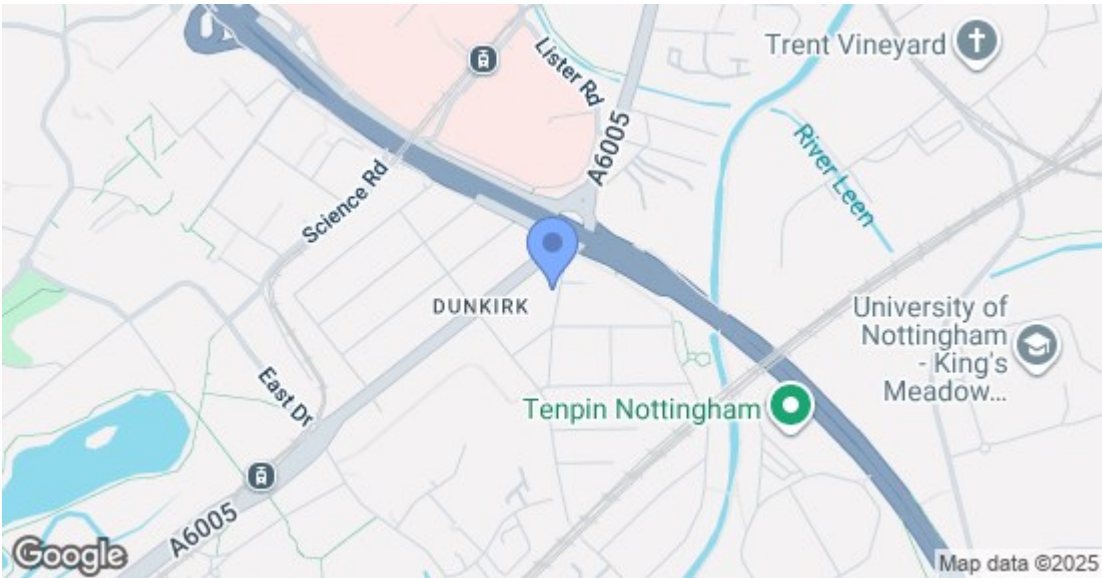
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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