



Montague Street,  
Beeston, Nottingham  
NG9 IBA

**£249,950 Freehold**



This delightful terraced house on Montague Street presents an excellent opportunity for both first-time buyers and investors alike. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The two well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day.

The house features a conveniently located bathroom, designed to meet your everyday needs with ease. The layout of the property is both practical and inviting, making it an ideal choice for those seeking comfort and functionality.

Situated in a friendly neighbourhood, this home is close to local amenities, parks, and excellent transport links, ensuring that you are well-connected to the wider Nottingham area. Beeston is known for its vibrant community spirit and offers a range of shops, cafes, and recreational facilities, making it a wonderful place to live.

In summary, this terraced house on Montague Street is a fantastic opportunity to secure a lovely home in a sought-after location. With its appealing features and no chain, it is sure to attract interest. Do not miss the chance to make this property your own.



## Lounge

12'10" x 11'6" (3.93m x 3.53m )

A composite entrance door, wooden flooring, two UPVC double glazed windows to the front, radiator and door to the dining room.

## Dining Room

12'6" x 12'3" (3.83m x 3.74m )

Tiled flooring, radiator, UPVC double glazed window to the rear, large under stair storage cupboard. stairs to the first floor and door to the kitchen.

## Kitchen

10'5" x 6'4" (3.2m x 1.95)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge and plumbing for a washing machine, tiled flooring and splashbacks, radiator, UPVC double glazed window to the side and a composite door to the side.

## Landing

With doors to the bathroom and two bedrooms.

## Bedroom One

12'6" x 11'6" (3.83m x 3.53m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and built-in storage cupboard.

## Bedroom Two

12'3" x 9'3" (3.75m x 2.83m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled flooring and splashbacks, radiator, UPVC double glazed window to the rear, extractor fan and a cupboard housing the new combination boiler.

## Outside

To the front of the property, you will find a blocked paved

driveway with space for one car and a dropped curb, and side access which leads to the private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, a garden store and fence boundaries.

## 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

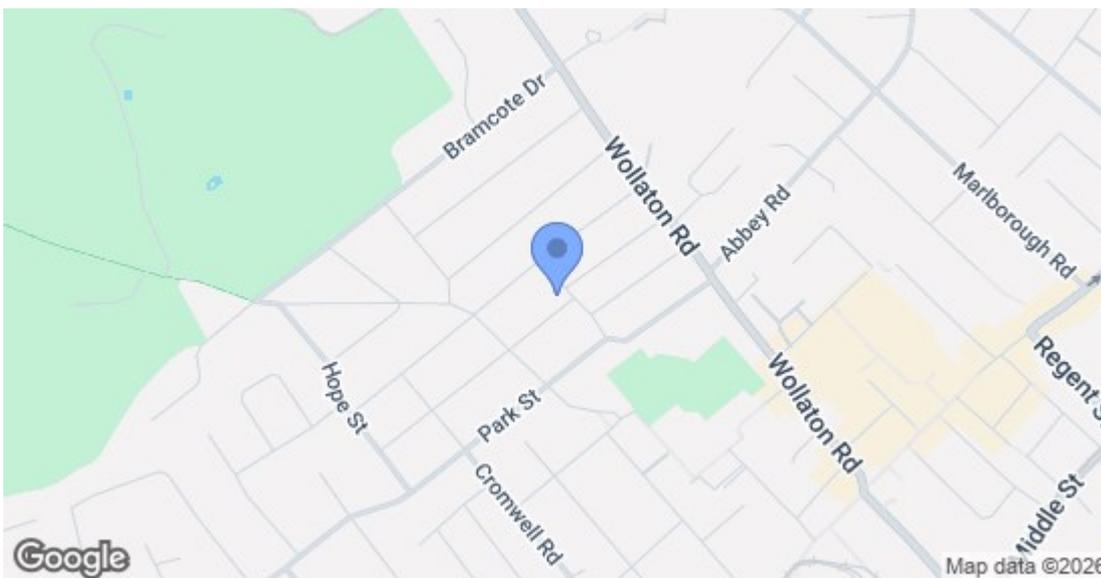
## Disclaimer:

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.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 10/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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