Robert Ellis

look no further...







Montpelier Road,
Dunkirk, Nottingham
NG7 2JY

£295,000 Freehold

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THIS IS A THREE DOUBLE BEDROOM HOUSE SITUATED IN THE HEART OF DUNKIRK WHICH WILL PROVIDE A LOVELY HOME FOR A WHOLE RANGE OF BUYERS LOOKING FOR A SPACIOUS PROPERTY CLOSE TO NOTTINGHAM UNIVERSITY, THE CITY CENTRE AND TO EXCELLENT TRANSPORT LINKS.

Being located on Montpelier Road, this spacious three double bedroom property provides a lovely home which will suit first time buyers, families or investors who are looking for properties close to Nottingham University and the city centre. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and the size of the rear garden to be appreciated, we recommend that interested parties undertake a full inspection so that they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the light and airy accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an open porch and composite front door, the accommodation includes a reception hall, a lounge at the front which has a bay window, a sitting/dining room which has a door leading into the well fitted kitchen, there is a rear hall and a ground floor bathroom with a white suite having a shower over the bath. To the first floor, the landing leads to two large double bedrooms and there is a flight of stairs from the first floor landing to the second floor, where there is a further double bedroom. Outside, there is a walled garden at the front and a long, private garden to the rear.

The property is well placed for easy access to shopping facilities at Castle Marina, where there is a Sainsburys store, there is a Tesco convenience store in Lenton and in the other direction, several supermarkets and other retail outlets in Beeston. There are local schools for all ages, healthcare and sports facilities, walks along the nearby canal and the excellent transport links include Junction 25 of the M1 motorway, East Midlands Airport, stations at Nottingham and East Midlands Parkway, and there are various main roads which provide good access to Nottingham city centre, Derby and other East Midlands towns and cities. The University of Nottingham Tram Stop is aprox an 8 minutes walk (0.4m) from the property.





Porch
Open porch with an arched entrance leading through a stylish composite front door with an inset arched opaque double glazed panel and an opaque double glazed panel above leading to:

Reception Hall
The reception hall has hardwearing carpet as you enter the hall, radiator, cornice to the wall and ceiling, two power points and doors lead to a lounge at the front of the house and to a second reception room at the rear.

Lounge/Sitting Room
14'2 x 11'2 approx (4.32m x 3.40m approx)
Double glazed window to the front, cornice to the wall and ceiling, the electric consumer unit and meter is housed in a fitted cupboard to the left of the bay window and the gas meter housed in a double fitted cupboard next to the chimney breast, radiator, carpeted flooring and eight power points.

Dining/Sitting Room
16'4 to 12'7 x 12'7 approx (4.98m to 3.84m x 3.84m approx)
Double glazed window to the rear, radiator, carpeted flooring, stairs lead from this reception room to the first floor, an under-stairs storage cupboard with a light, a double power point and carpeted flooring and there are eight power points in the room.

Kitchen
11'2 x 6'5 approx (3.40m x 1.96m approx)
The kitchen is fitted with white gloss finished units having brushed stainless steel fittings and includes a stainless steel sink unit with a mixer tap set in a work surface with cupboards and spaces for appliances and storage below, space for an upright fridge freezer, space for an upright gas cooker with a hood over and work surfaces to either side with one of the work surfaces having a double shelved cupboard and the other cupboards and drawers beneath, matching eye level wall cupboards, tiling to the walls by the work surface areas, Baxi wall mounted boiler, double glazed window to the side, extractor fan and LVT flooring which extends into the rear hall and bathroom.

Rear Hall
Having a wood panelled door with an opaque glazed inset panel leading out to the rear of the property, vinyl flooring and a built-in cupboard with two power points.

Bathroom
The bathroom has a white suite and includes a panelled bath with chrome hand rails and mixer taps with an attached shower, tiling to three walls and a protective glazed screen, a low flush w.c. and a pedestal wash hand basin with a tiled splashback and a mirror to the wall above, opaque double glazed window, radiator and LVT flooring.

First Floor Landing
The carpeted stairs lead onto the landing where there is a door providing access to the stairs which take you to the second floor and doors lead to the two bedrooms on the first floor.

Bedroom 1
14'6 x 12' plus bay approx (4.42m x 3.66m plus bay approx)
Having a double glazed bay window to the front, radiator, carpeted flooring and eight power points.

Bedroom 2
14'6 x 12'9 approx (4.42m x 3.89m approx)
Double glazed window to the rear, radiator, carpeted flooring and eight power points.

Second Floor
14'2 x 13'1 approx (4.32m x 3.99m approx)
Carpeted staircase with a wooden hand rail leads to:

Bedroom 3
14'2 x 13'1 approx (4.32m x 3.99m approx)
The second floor bedroom has a balustrade at the top of the stairs, a double glazed window to the side, a radiator, eight power points and carpeted flooring.

Outside
At the front of the property there is a garden area with stone walling to the left and front boundaries and a path leads to the porch and there is a pebbled area to the immediate front of the property.

The rear garden is over 60ft in length with a concrete patio area to the side of the house having a wall to the boundary with the wall extending down to the bottom of the garden, there is a picket style gate leading to a lawned garden with a raised bed to the left hand side and a hedge to the right and there is an outside light provided by the back door.

Council Tax
Nottingham Council Band A

Agents Notes
There are AI photos on this property

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



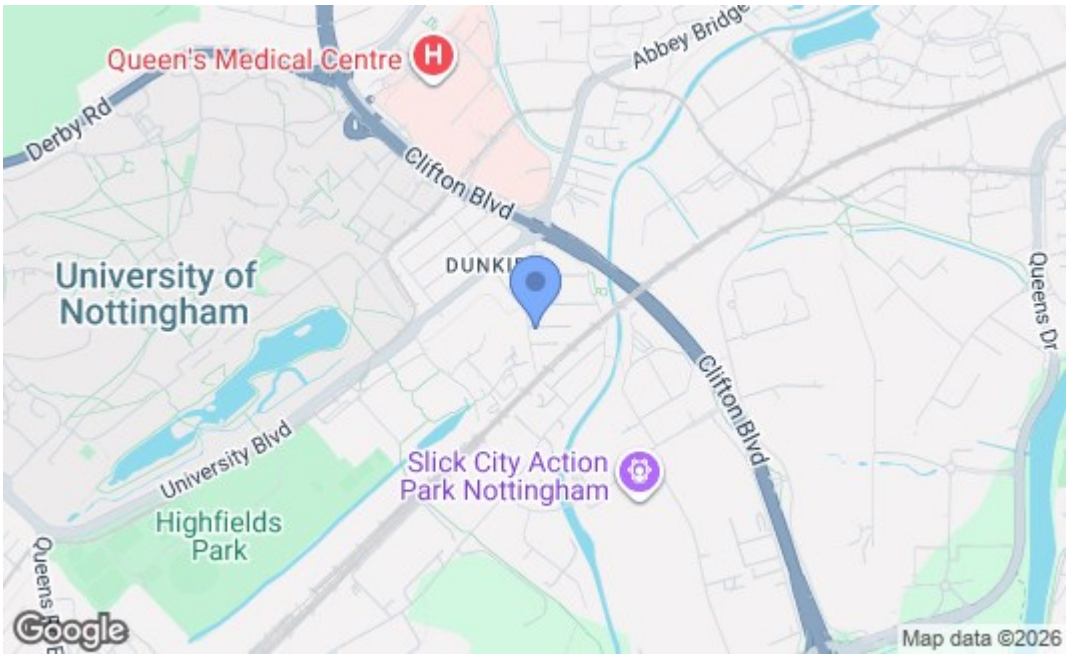


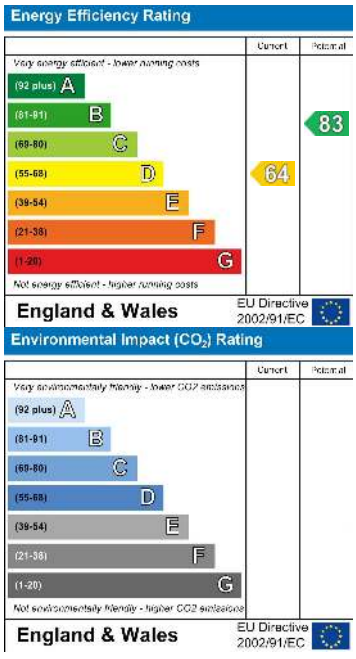












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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