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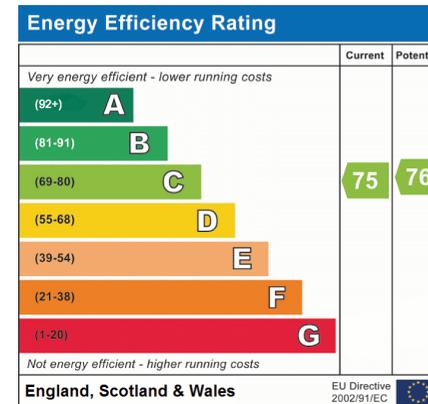
Chadwells
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Summary of Property

Ground Floor Living... Discover this charming one-bedroom ground floor flat in the sought-after location of Ollerton, for professionals, or those looking to downsize. This well-maintained property offers a comfortable living space complete with a modern combi boiler, allocated parking, and convenient proximity to local amenities, making it a practical and appealing choice. With its inviting interior and accessible location, this flat promises a cosy and hassle-free lifestyle. Ollerton is a friendly and established community Residents benefit from nearby shops, cafes, schools, and public transport links, all within walking distance or a short drive. The local area is also served by green spaces, making it ideal for outdoor activities and leisurely strolls. For commuters, excellent road connections ensure quick access to surrounding towns and cities, enhancing the property's appeal.

Step inside to the bright reception room, which serves as the heart of the home. This generously sized living area benefits from natural light and neutral décor, creating a welcoming atmosphere perfect for relaxing or entertaining. The layout offers flexibility to accommodate both a comfortable seating area and a dining space, allowing you to personalise the room to suit your lifestyle. The kitchen is efficiently designed and equipped with essential appliances and countertop space, it provides a practical environment for meal preparation. The bedroom is a peaceful retreat, featuring sufficient space to accommodate a double bed and additional furniture. Completing the accommodation is a well-appointed bathroom, equipped with a modern suite including a bath with shower overhead, and contemporary fixtures. The bathroom's clean design promotes a



Room Descriptions

Entrance Hall

Accessed through a composite door and having carpet flooring.

Lounge

15' 3" x 14' 8" (4.65m x 4.47m) With carpet flooring, uPVC windows to the front and side aspect, pendant light fitting, BT point and radiator.

Kitchen

9' 1" x 6' 3" (2.77m x 1.91m) Fitted with a range of wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven with hob and extractor over. Tiled splash backs, space and plumbing for a washing machine, ceiling light fitting, radiator, tiled flooring, uPVC window to the rear aspect.

Bedroom

9' 1" x 11' 0" (2.77m x 3.35m) With carpet flooring, built in storage cupboard, uPVC window to the rear aspect, radiator and pendant light fitting.

Bathroom

5' 11" x 6' 5" (1.80m x 1.96m) Fitted with a three piece suite comprising of bath with electric shower over, pedestal hand wash basin and low flush WC. Fully tiled walls and flooring, ceiling light fitting, obscure uPVC window to the rear aspect and radiator.

Externally

Allocated parking to the front of the property.

Material Information

Council Tax: Band A

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Floorplan