FOR SALE

Park Row, Whinney Lane, Ollerton, Newark, Nottinghamshire NG22 9WD

£175,000 - Freehold

Chadwells Estate & Letting Agents

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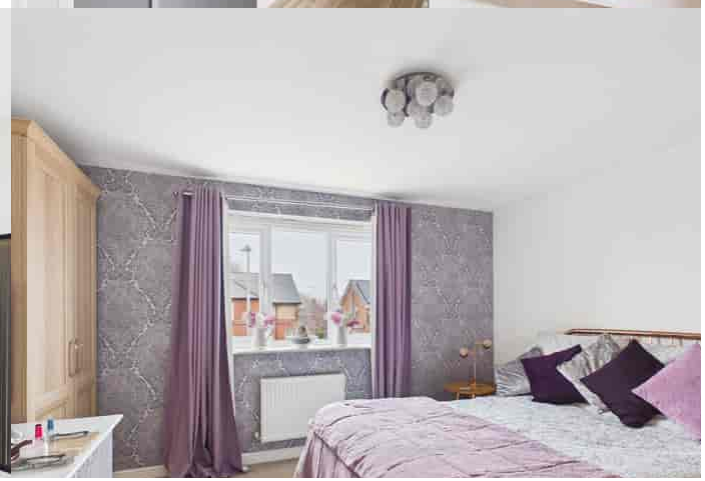
PROPERTY SUMMARY

This charming semi-detached house in Ollerton represents a fantastic opportunity to acquire a comfortable and stylish home in a sought-after location. Whether you're starting your property journey, or seeking a tranquil new setting, this property promises a harmonious lifestyle with easy access to all the essentials. Arrange a viewing today to fully appreciate everything this wonderful home has to offer.

POINTS OF INTEREST

- Desirable Location Close To Local Amenities
- Beautifully Presented Throughout
- Downstairs WC
- Stunning Enclosed Garden To The Rear
- Garage With Power And Lighting
- Off Road Parking



Entrance Hall
Accessed through a composite door to the front aspect and having carpet flooring, ceiling light fitting, radiator and stairs off to the first floor landing.

Lounge
15' 0" x 9' 11" (4.57m x 3.02m) With carpet flooring, uPVC window to the front aspect, radiator, understairs storage cupboard, TV point and decorative ceiling light fitting.

Kitchen Diner
7' 8" x 13' 5" (2.34m x 4.09m) Fitted with a range of wall and base units havign work surfaces over inset with a composite sink, drainer and mixer tap. Integrated appliances include electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine and upright fridge freezer. Tiled splash backs, vinyl flooring, radiator, two ceiling light fittings, uPVC window and French doors out to the rear garden.

WC
5' 6" x 3' 1" (1.68m x 0.94m) Fitted with a low flush WC and wall mounted hand wash basin. Vinyl flooring, tiled splash backs, ceiling light fitting, extractor fan and radiator.

First Floor Landing
With carpet flooring, loft access, decorative ceiling light fitting and radiator.

Bedroom One
10' 1" x 13' 5" (3.07m x 4.09m) With carpet flooring, uPVC window to the front aspect, radiator and decorative ceiling light fitting.

Bedroom Two
12' 8" x 7' 6" (3.86m x 2.29m) With carpet flooring, uPVC window to the rear aspect, radiator and decorative ceiling light fitting.

Bathroom
7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a three piece suite comprising of bath with handheld shower over, pedestal wash basin and low flush WC. Vinyl flooring, obscure uPVC window to the rear aspect, tiled splash backs, radiator and ceiling light fitting.

Externally
To the front of the property is laid to lawn with a graveled driveway offering ample parking space and giving access to the garage. The rear garden is fully enclosed and is mainly laid to lawn with a Indian stone patio and BBQ area. The rear garden also benefits from an array of plants and shrubs.

Garage
With a metal up and over door to the front aspect and a single wooden door to the rear of the garage giving access from the garden. Internally benefitting from power and lighting.

MATERIAL INFORMATION

Council Tax: Band A
N/A
Parking Types: Driveway. Garage.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal
4G great data and voice
Construction Type
Floor: Average thermal transmittance 0.14 W/m-¦K

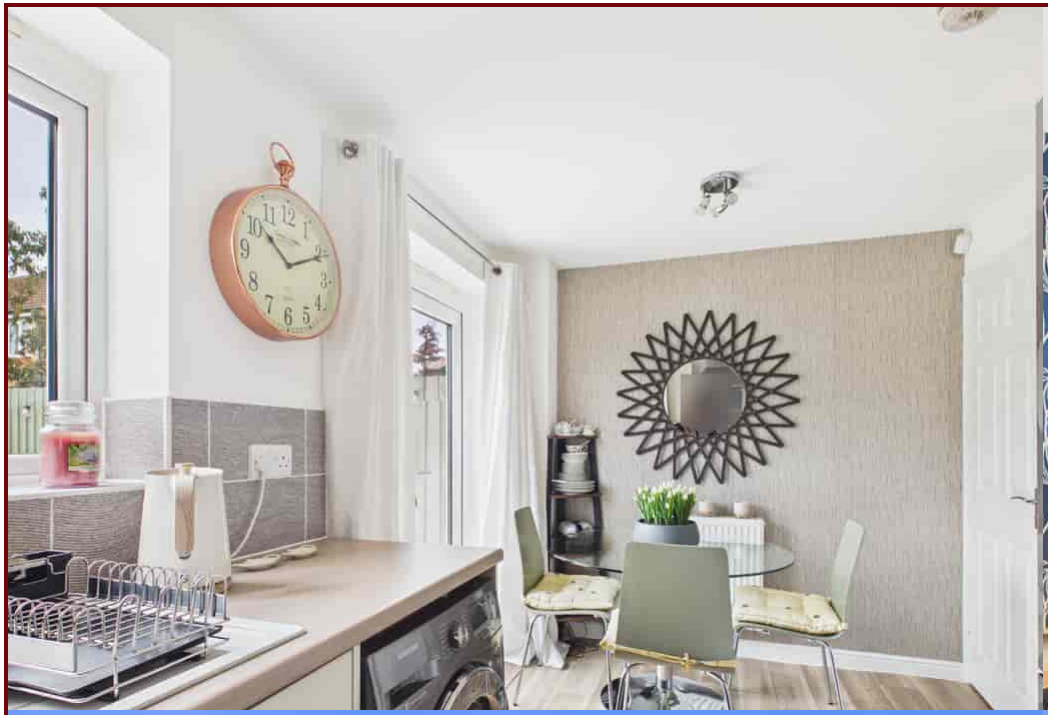
Roof: Average thermal transmittance 0.1 W/m-¦K

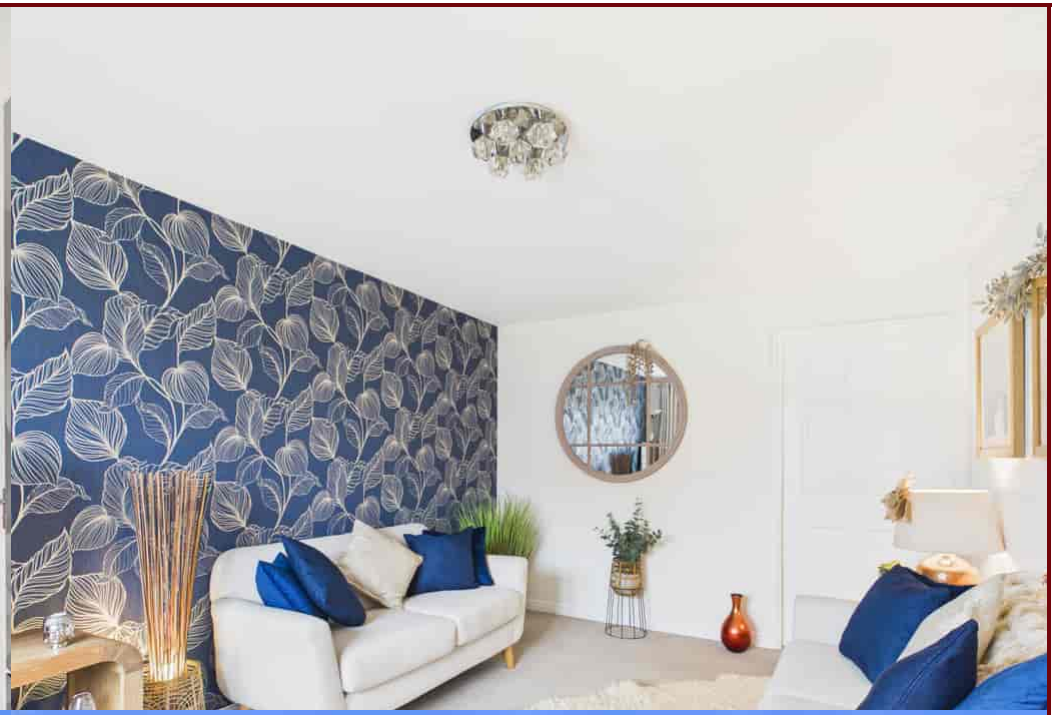
Walls: Average thermal transmittance 0.28 W/m-¦K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

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





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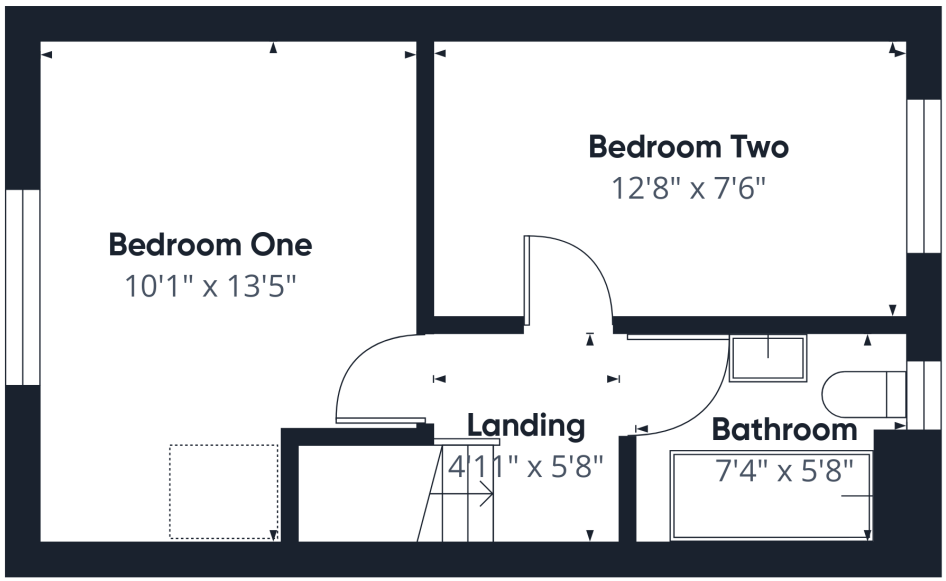
Floor 0



Floor 1

Approximate total area(1)

585 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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