

FOR  
SALE



The Studio, Maypole Green, Wellow, Newark, Nottinghamshire NG22 0FE

Offers in Region of £99,000 - Freehold

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 [Property@chadwells.co.uk](mailto:Property@chadwells.co.uk)

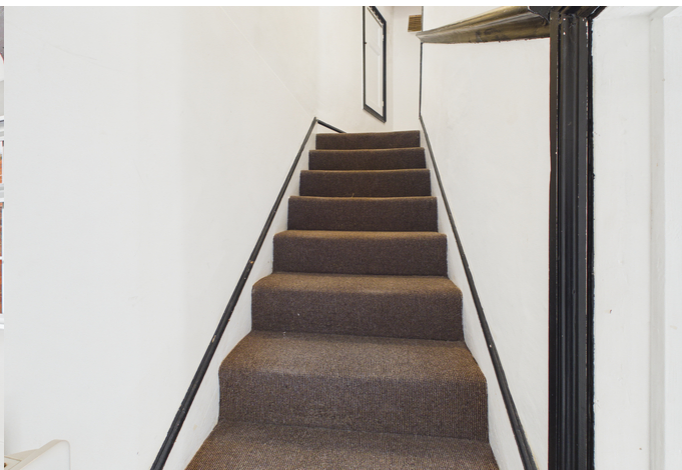
Chadwells  
Estate & Letting Agents

## PROPERTY SUMMARY

Welcome to this beautifully refurbished one-bedroom cottage in the desirable and tranquil rural village of Wellow. Blending charming period features such as beamed ceilings with modern touches throughout, this delightful home offers an inviting open-plan living space, a stylish shower room, and access to a shared courtyard garden. Perfectly suited to first-time buyers, professionals, or anyone looking for a peaceful retreat, the property enjoys a superb location with easy access to Nottingham and surrounding towns, making it an ideal balance between countryside serenity and urban convenience.

## POINTS OF INTEREST

- One Bedroom Terraced House
- Open Plan Living
- Beamed Ceilings
- Shower Room
- Recently Refurbished
- Court Yard
- Desirable rural location in Wellow, with easy access to Nottingham and nearby towns



#### Open Plan Living Space

13' 9" x 12' 11" (4.19m x 3.94m) Bright and airy open plan living area with laminate flooring, beamed ceiling, stone fire place with log effect electric fire. The kitchen area offers a range of floor and wall units, stainless steel sink and mixer tap, electric oven and hob, with extractor fan over. Space for washing machine and fridge freezer. There is also a handy understairs storage area. UPVC window to rear aspect, overlooking courtyard and uPVC door.

#### First Floor Landing

2' 10" x 4' 6" (0.86m x 1.37m) Carpet flooring, access loft and bedroom.

#### Bedroom

8' 9" x 7' 10" (2.67m x 2.39m) With laminate flooring, beamed ceiling, uPVC window to front aspect.

#### Shower Room

4' 6" x 5' 0" (1.37m x 1.52m) Beamed ceiling, low flush w/c, pedestal wash basin with vanity surround and walk in shower.

#### Externally

Enjoy the peace and quite relaxing on the shared courtyard.

## MATERIAL INFORMATION

**Council Tax:** Band A

**Council Tax:** Rate £1,748.81

**Parking Types:** Allocated. On Street.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Lateral living.

### Building Safety

None

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Solid brick, as built.

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

### Existing Planning Permission

None

### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

**EPC Rating:** E (52)

**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

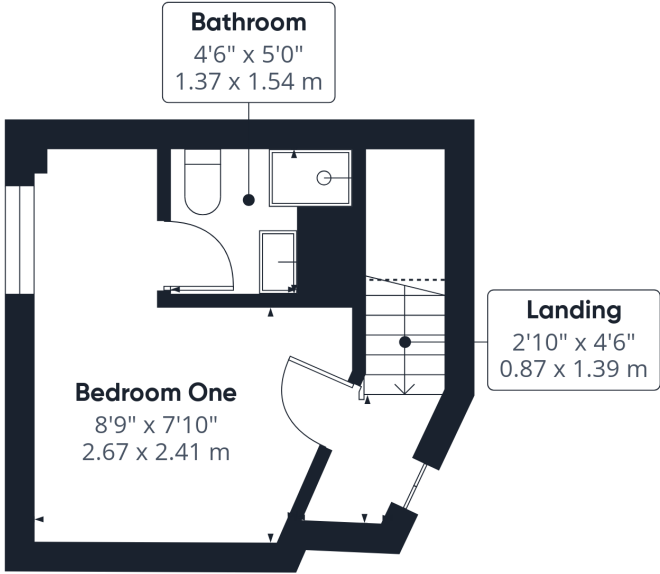
**Any easements, servitudes, or wayleaves?** No

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





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

318 ft<sup>2</sup>  
29.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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