



Offers In The Region Of £170,000

STATION ROAD | OLLERTON | NEWARK | NG22 9BN

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TOO GOOD TO LAST!...This striking one bedroomed ground floor flat offers a convenient lifestyle, with accommodation that is well proportioned and perfect to make your own. Not to mention this property has the potential for two bedrooms. Lets take a look inside..

Starting with the living room which is spacious and cosy with a feature fireplace, making this a wonderful space to relax after a long day. The kitchen hosts an array of matching wall, base and drawer units. Just next door is the dining room which has fitted cupboards.

Down the hallway is a well proportioned bedroom offering plenty of versatility to add your own stamp. To complete the accommodation, there is a three-piece suite just off the hallway.

Outside continues to impress with a garage allowing for storage! Not to mention the extensive garden to the rear which has a well kept lawn leading down to a lovely river. Don't miss out, call now to arrange a viewing!





Entrance Hallway

With a window to the front elevation and further access to;

Living Room 11'10" x 12'2"

Spacious room with a feature fireplace and a window to the front elevation.

Kitchen 6'10" x 9'9"

Complete with a range of matching cabinets and an inset sink and drainer.

Dining Room 10'10" x 12'7"

Spacious room with fitted cupboards, dual aspect windows to both side elevations and access to a porch leading outside.

Bedroom 9'1" x 12'0"

With carpeted flooring, central heating radiator and a dual aspect windows to the front and rear elevations.

Shower Room 6'5" x 6'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. With a window to the side elevation.

Garage 9'3" x 15'11"

Accessible from the front elevation.

Store 3'1" x 5'6"

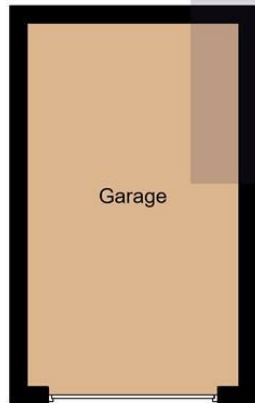
Ample storage space accessible from the courtyard.

Outside

This property comes with a shared courtyard. There is also a well established lawn with a stunning river to the rear.



Garage
17 sq.mt / 182.98 sq.ft
Approx



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Ground Floor
76 sq.mt / 818.05 sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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