



Offers Over £130,000 Freehold

IVY COTTAGE FOREST ROAD | NEW OLLERTON | NEWARK | NG22 9QS

BuckleyBrown
ESTATE AGENTS

CHARMING CHARACTER PROPERTY!...This beautifully unique and stunning two-bedroom cottage offers homely living accommodation, with a gorgeous mix of both traditional and modern features that will truly impress upon internal viewing.

Every room throughout this property is bursting with character, making you instantly fall in love! Starting with the living room with a cast iron fireplace that lends itself perfectly for cosy nights in! Together with complementary flooring, adding charm. Step into the kitchen, where you'll appreciate the lovely wooden beaming. The kitchen is complete with a range of shaker style units to utilise, along with access to a handy utility space.

The first floor welcomes you to two well-sized bedrooms, all of which have been kept to a great standard throughout with plenty of versatility to add your own stamp. The family bathroom comprises a wonderful suite where you can relax after a long day. Fitted with a freestanding bath and offering an abundance of space.

Outside boasts established front and rear gardens, comprised of shrubbery and a surround creating privacy.





Living Room 12'0" x 12'0"
 With a cast iron feature fireplace, laminate flooring, exposed ceiling beams and a window to the front elevation.

Kitchen 9'0" x 12'0"
 Complete with shake style wall and base units, work surface, Belfast sink, freestanding gas cooker, exposed ceiling beams, laminate flooring, window to the rear elevation and door leading into the utility area.

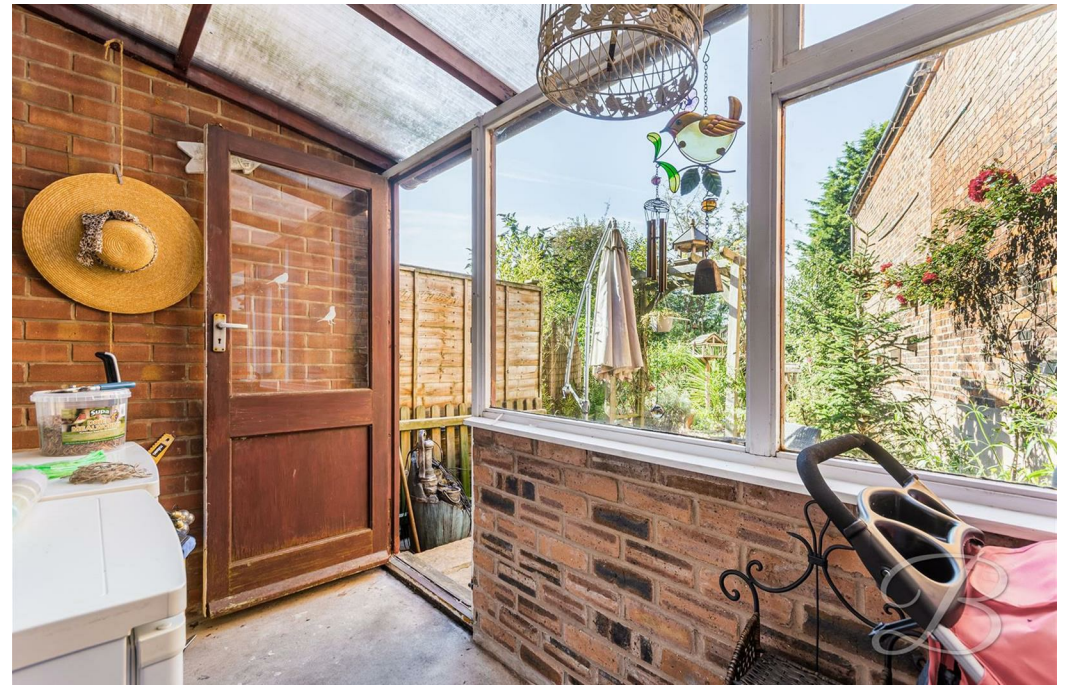
Utility 5'7" x 9'7"
 With surrounding windows and door providing access to the garden.

Bedroom One 9'7" x 12'0"
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Two 10'2" x 12'0"
 With carpet to flooring, central heating radiator and window to the front elevation.

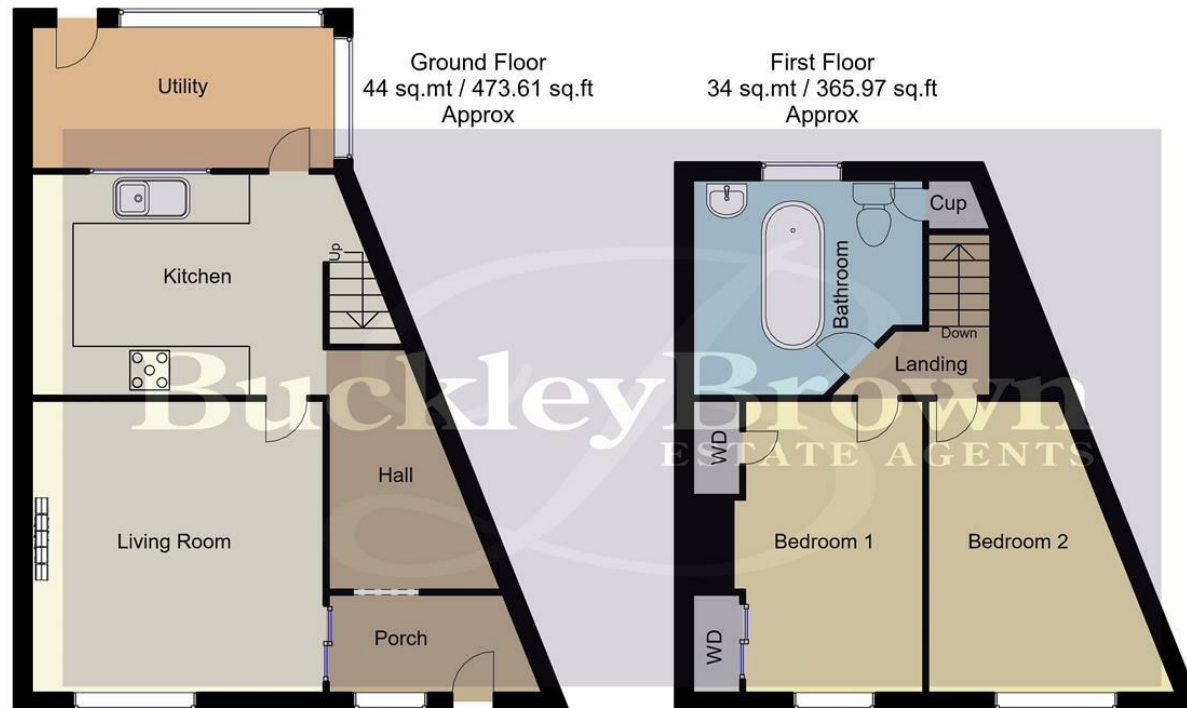
Bathroom 9'0" x 9'7"
 Complete with a freestanding bath, low flush WC, pedestal sink, storage cupboard and a window to the rear elevation.

Outside



With established front and rear gardens, comprised of shrubbery and a surround creating privacy.





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.
CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IVY COTTAGE FOREST
ROAD
NEW OLLERTON
NEWARK
NG22 9NS



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.