



STATION ROAD | OLLERTON | NEWARK | NG22 9BN

**BuckleyBrown**  
ESTATE AGENTS

ALL THAT'S MISSING IS YOU..! Get ready to fall in love with this immaculate one bedroom annexe nestled in the sought-after area of Ollerton Village. With amenities, transport links, tourist attractions and surrounding towns right on the doorstep, this beautiful property is full of character and really offers it all! Superb for first time buyers or potential holiday rental! The low-maintenance garden is fitted with artificial grass and provides a lovely and relaxing outdoor space. Outside also boasts a wonderful outhouse providing plenty of additional storage space, as well as space and plumbing for a washing machine and tumble dryer. This property is a real gem, don't miss out!

#### Kitchen 9'9" x 16'4"

Fitted with modern cabinets, work surface, ceramic hob, inset sink, integrated oven and window to the side elevation.

#### Living Room 9'9" x 10'8"

With laminate flooring, central heating radiator and window to the side elevation.

#### Shower Room 4'11" x 5'4"

Complete with an enclosed shower, low flush WC, wash hand basin, heated towel rail and an opaque window to the rear elevation.

#### Bedroom 8'10" x 13'5"

With carpet to flooring, exposed beams and a velux window. Together with handy storage.

#### Outside

With an outbuilding providing ample storage space, as well as plumbing for a washing machine and tumble dryer. There is also a delightful, low maintenance garden with artificial grass.



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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is made 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 purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC 1/8 02/18

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**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.

