



£650 Per Month

1 BOTTOM ROW | OLLERTON | NEWARK | NG22 9AY

BuckleyBrown
ESTATE AGENTS

PINCH YOURSELF!.. You're not dreaming, this truly stunning two bedroomed cottage sitting elegantly on Wellow Road is awaiting new occupiers! We know you've already drove by and wished it was your own, but come on in, we are eager to show you around!

Firstly lets start with the ground floor where you will find a living room which benefits from a log burner, original features and exposed ceiling beams. The breakfast kitchen is located to the rear of the property and features traditional units, staircase leading to the bedrooms upstairs and door leading to the rear of the property. An internal hallway is centrally located to the ground floor with a handy storage cupboard off housing the combination boiler, and the recently upgraded bathroom completes this floor with a three piece suite including a shower over the bath.

Lets head upstairs where you will find two well presented bedrooms packed full of character! What more could you want?

The side garden is fully enclosed and offers a lawned area with a metal storage unit for convenience. There is an additional shared blocked paved area to the rear of the property which is ideal for a bistro style table and chairs to enjoy those beautiful summer evenings.

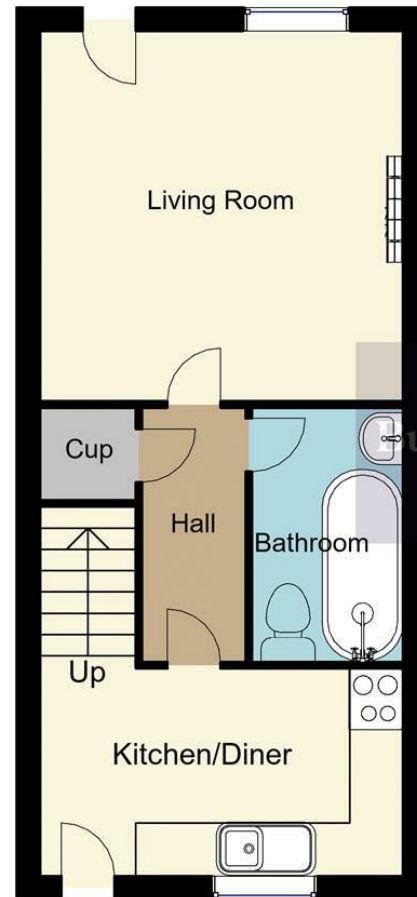
Don't miss out on this unique property, call now to arrange a viewing!
Council Tax Band A







Ground Floor
32 sq.m/347.28 sq.ft
Approx.



First Floor
25 sq.m/268.11 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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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		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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