

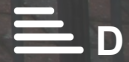


EDLIN & JARVIS
ESTATE AGENTS



1 Woodhill Road
Collingham, Newark, NG23 7NR

£290,000



1 Woodhill Road

Collingham, Newark, NG23 7NR

*** BEAUTIFUL CHARACTER COTTAGE *** This three double bedroom quaint & quirky semi detached cottage is full of character & charm. There are many character features to include exposed beams & latch doors. The property is being sold with no upward chain and comprises a spacious lounge, office/playroom, kitchen diner, downstairs bathroom, three double bedrooms with an ensuite WC to the master bedroom and a family bathroom. Outside the front is block paved with double gates that lead to the off road parking and a seating area. The rear has a small courtyard for bins. The property benefits from gas central heating and UPVC double glazing.



Located in the very sought after village of Collingham the property has access to many amenities to include doctors, dentists, Co-op, butchers, hairdressers, florists, pubs, a primary school and good transport links. Collingham train station provides regular trains to Lincoln & Nottingham. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.



Lounge

17'6 x 12'4 (5.33m x 3.76m)

Dining Area

15'1 x 14'9 (4.60m x 4.50m)





Kitchen
8'6 x 7'2 (2.59m x 2.18m)

Downstairs Bathroom
12'3 x 7'7 (3.73m x 2.31m)

Study
18'11 x 7'7 (5.77m x 2.31m)

Bedroom One
15'1 x 11'9 (4.60m x 3.58m)

En-Suite WC
7'2 x 4'2 (2.18m x 1.27m)

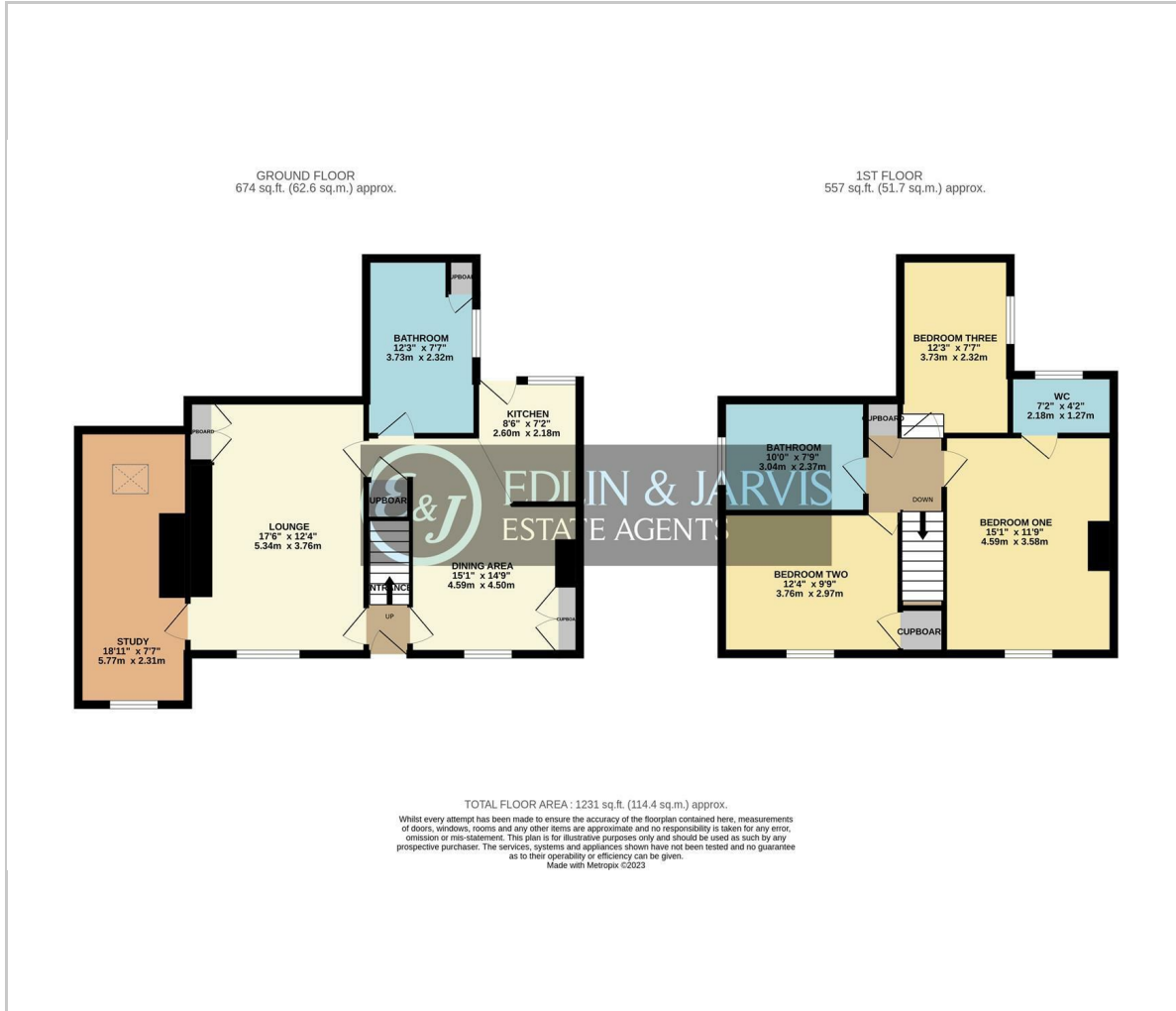
Bedroom Two
12'4 x 9'9 (3.76m x 2.97m)

Bedroom Three
12'3 x 7'7 (3.73m x 2.31m)

Bathroom
10'0 x 7'9 (3.05m x 2.36m)



Floor Plan



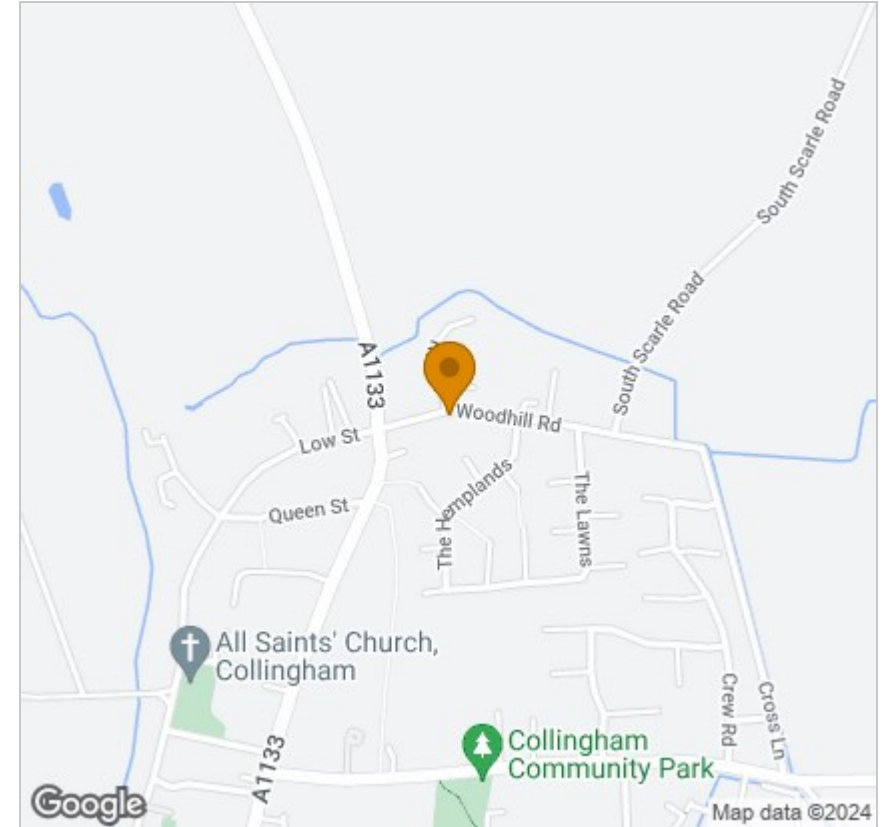
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL
 Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

