

HoldenCopley

PREPARE TO BE MOVED

New Road, Oxtun, Nottinghamshire NG25 0SL

Guide Price £200,000 - £230,000

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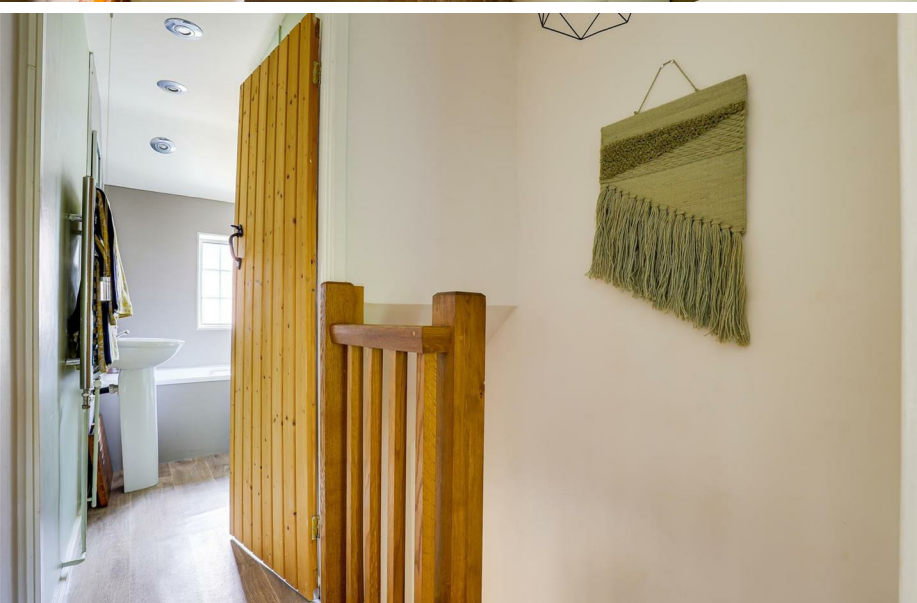
GUIDE PRICE £200,000 - £220,000

BURSTING WITH CHARACTER...

Welcome to this two-bedroom mid-terrace cottage, steeped in history dating back to the 1800s, exudes character at every turn, showcasing original features like exposed wooden beams throughout the ground floor. Nestled in the highly sought-after village of Oxton, it offers convenient access to local amenities, transport links, and the picturesque Epperstone Park. On the ground floor, an open-plan lounge diner features a fireplace recess, seamlessly flowing into a kitchen with bi-folding doors opening onto the rear garden. Upstairs, two bedrooms are complemented by a three-piece bathroom suite. Outside, the property offers on-street parking at the front and a private, low-maintenance garden at the rear, with a patio area, gravelled area, a shed, and a fence panelled boundary.

MUST BE VIEWED





- Mid Terrace Cottage
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- On Street Parking
- Sought After Location
- Bursting With Character
- Must Be Viewed





GROUND FLOOR

Living Room

15'2" x 10'10" (4.63m x 3.31m)

The living room has a single wooden glazed window to the front elevation, exposed wooden beams to the ceiling, a recessed chimney breast alcove with a tiled hearth, tiled flooring, and a wooden door providing access into the accommodation.

Kitchen

5'0" x 10'10" (1.53m x 3.31m)

The kitchen has a range of fitted base and wall units with Granite worktops, a stainless steel undermount sink with mixer taps and an integrated drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine and a dishwasher, recessed spotlights, tiled flooring, and double glazed bi-folding doors to access the rear garden.

FIRST FLOOR

Landing

4'1" x 5'0" (1.27m x 1.54m)

The landing has carpeted flooring, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

10'4" x 8'3" (3.16m x 2.52m)

The main bedroom has a single wooden glazed window to the front elevation, an in-built wooden fitted wardrobe, a radiator, and carpeted flooring.

Bedroom Two

12'7" x 6'1" (3.85m x 1.87)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

4'9" x 8'7" (1.47m x 2.64m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, an extractor fan, recessed spotlights, partially waterproof boarding, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is the availability for on street parking and a walled low maintenance garden area.

Rear

To the rear of the property is a low-maintained rear garden with a patio area, gravelled area, a shed, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast download speed 60Mbps and Upload speed 18Mbps

Phone Signal – Some Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No (if not then put what it is made of)

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

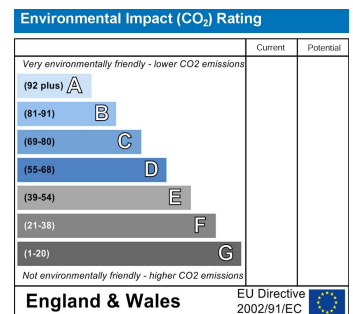
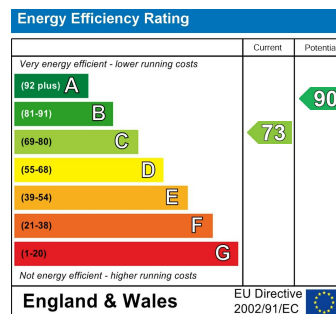
The vendor has advised the following:

Property Tenure is Freehold

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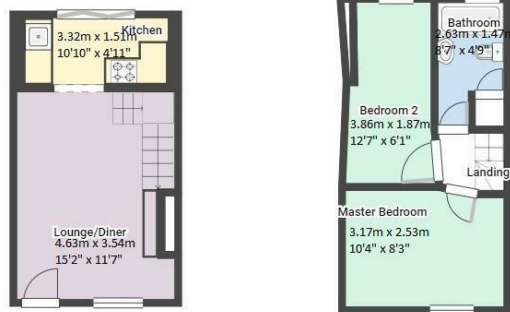
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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