



*Walesby Lane*

*Ollerton*



Auction Guide Price £130,000

**Chadwells**  
Estate & Letting Agents



234B

236





*Being Sold via Secure Sale  
online bidding. Terms &  
Conditions apply. Starting Bid  
£140000*





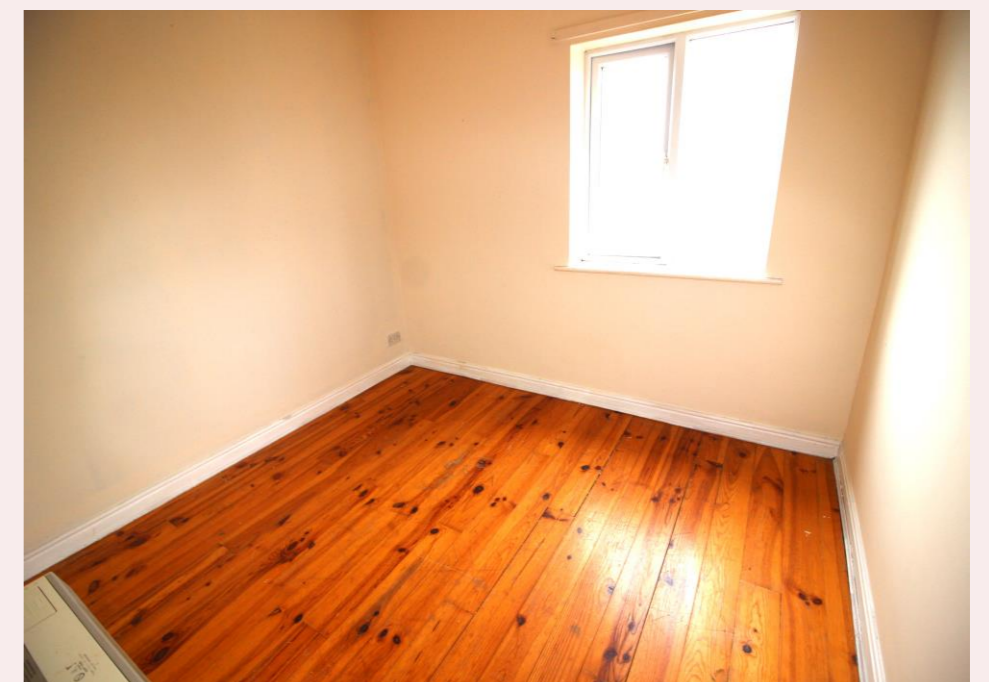
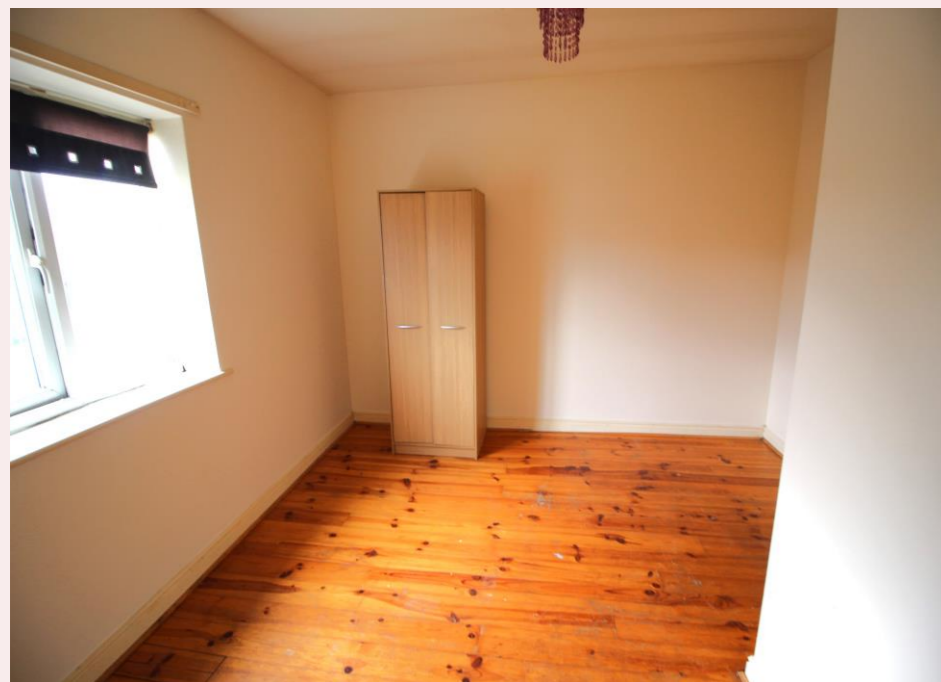
*Walesby Lane*





# *Welcome*

This unique property is the perfect investment opportunity. Once a three bedroom semi detached house this property has has a large double story extension to the side and undergone reconfiguration to make two large self contained flats, each with their own garden and private entrance, two bedrooms and large comfortable living spaces. Currently Flat A is tenanted, with Flat B unoccupied. Both properties require modernisation but once this is complete an excellent yield could easily be achieved on your investment. The property is not just on sale to investors, if you're a keen DIY enthusiast or have a vision and dream for creating your dream home then this property would be ideal, the potential of this property is extraordinary. Call us today for more information or to arrange a viewing!



# Step inside...

## Entrance Hall - Flat A

Enter through the uPVC door into the entrance hall with carpet flooring and a wall mounted storage heater.

## Kitchen - Flat A 12' 0" x 8' 10" (3.65m x 2.70m)

Fitted with wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Integrated electric oven, hob and extractor fan above. space and plumbing for washing machine and free standing fridge/freezer.

## Lounge - Flat A 17' 5" x 11' 11" (5.32m x 3.64m)

With laminate wood flooring, two uPVC windows and wall mounted storage heater.

## Bedroom One - Flat A 13' 2" x 11' 4" (4.01m x 3.46m)

With solid wood flooring, uPVC window and wall mounted storage heater.

## Bedroom Two - Flat A 9' 6" x 10' 1" (2.90m x 3.07m)

With solid wood flooring, uPVC window and wall mounted storage heater.

## Bathroom - Flat A 7' 3" x 4' 6" (2.21m x 1.38m)

Fitted with a three piece suite the bathroom has a panelled bath with shower over, hand wash basin and low flush WC. Obscure window, tiled walls and vinyl flooring.

## Outside - Flat A

Off road parking and an enclosed lawn area to the rear of the property.

## Entrance Hall - Flat B

Enter through the uPVC door into the entrance hall with carpet flooring, stairs off to the first floor and a wall mounted storage heater.

## Kitchen - Flat B 12' 0" x 8' 10" (3.65m x 2.70m)

Fitted with wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Integrated electric oven, hob and extractor fan above. space and plumbing for washing machine and free standing fridge/freezer.

## Lounge - Flat B 17' 5" x 11' 11" (5.32m x 3.64m)

With laminate wood flooring, two uPVC windows and wall mounted storage heater.

## Bedroom One - Flat B 13' 2" x 11' 4" (4.01m x 3.46m)

With solid wood flooring, uPVC window and wall mounted storage heater.

## Bedroom Two - Flat B 10' 1" x 9' 6" (3.07m x 2.90m)

With solid wood flooring, uPVC window and wall mounted storage heater.

## Bathroom - Flat B 7' 3" x 4' 6" (2.21m x 1.38m)

Fitted with a three piece suite the bathroom has a panelled bath with shower over, hand wash basin and low flush WC. Obscure window, tiled walls and vinyl flooring.

## Outside - Flat B

A private driveway and lawn garden to the front of the property.

30/07/2024, 09:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
234a Walesby Lane New Cillerton NR34 6LX NR32 9UX	Energy rating <b>E</b>	Valid until 28 July 2034	
Property type Total floor area		Ground-floor flat 52 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	77 C
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

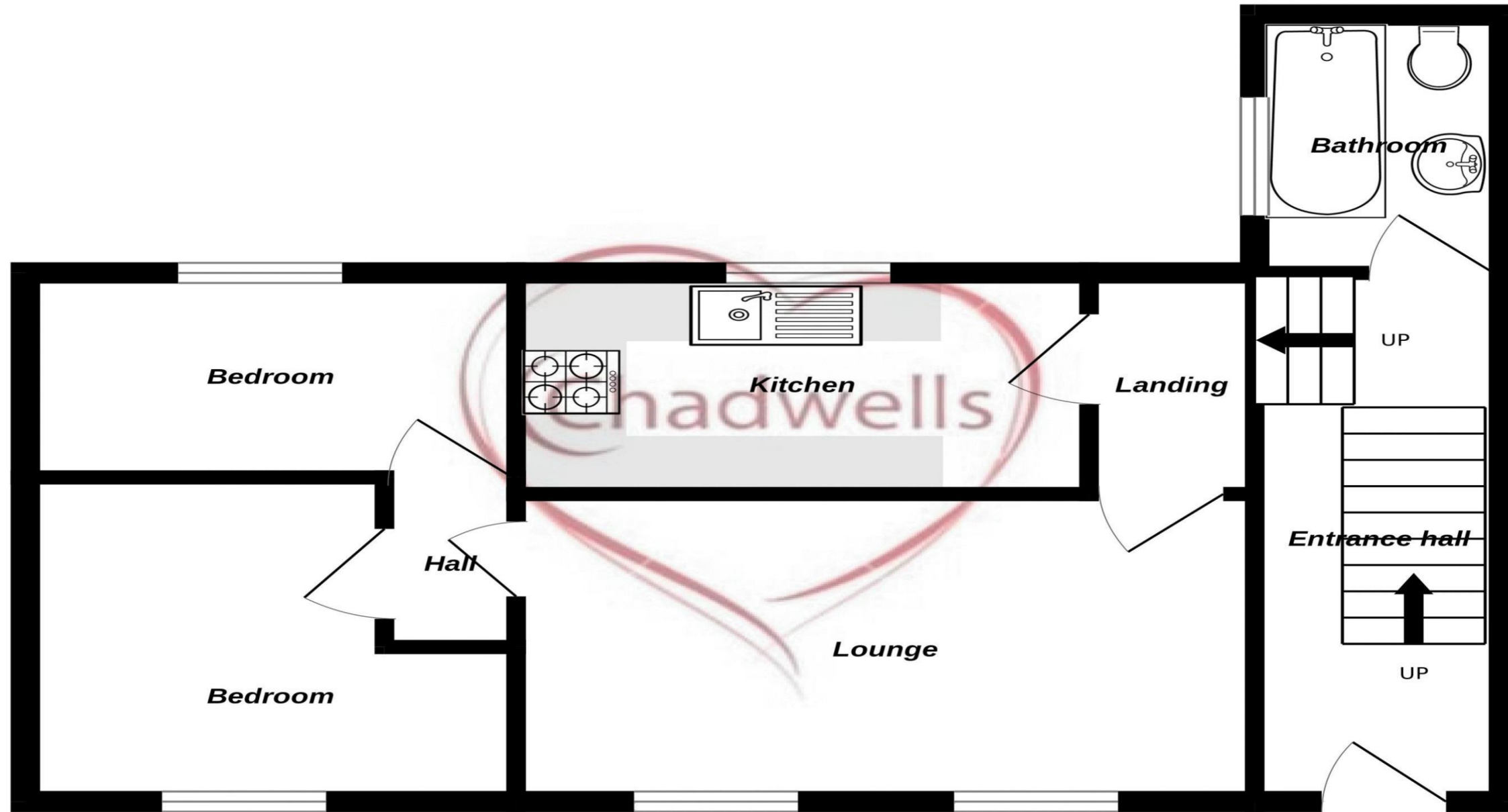
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2034-4423-1400-0114-0222?print=true>

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# Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

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