



*Station Road*

*Ollerton*



Offers in the Region Of £120,000

**Chadwells**  
Estate & Letting Agents









*Prepared to be impressed with this  
hidden gem....*







*Station Road*

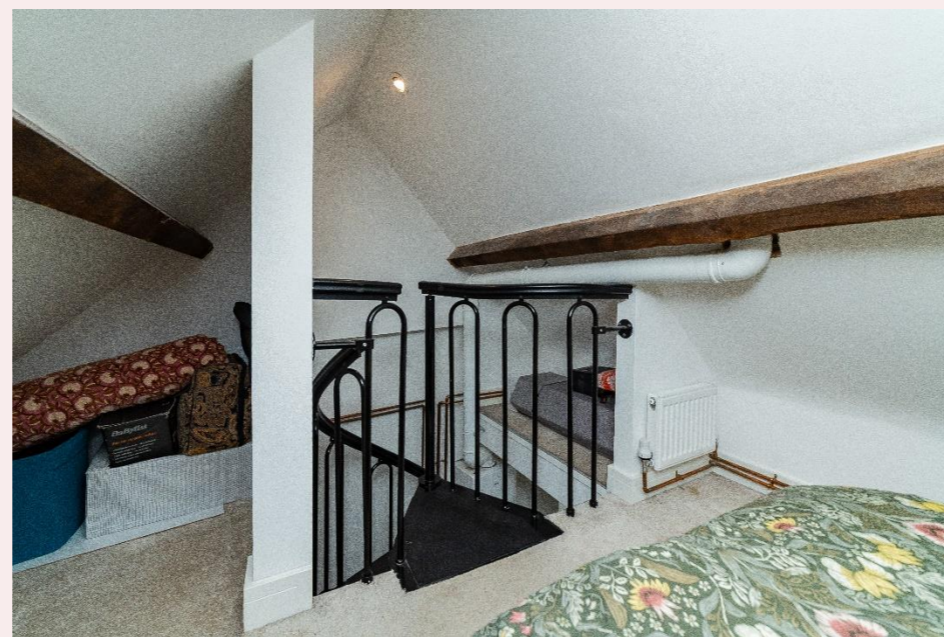
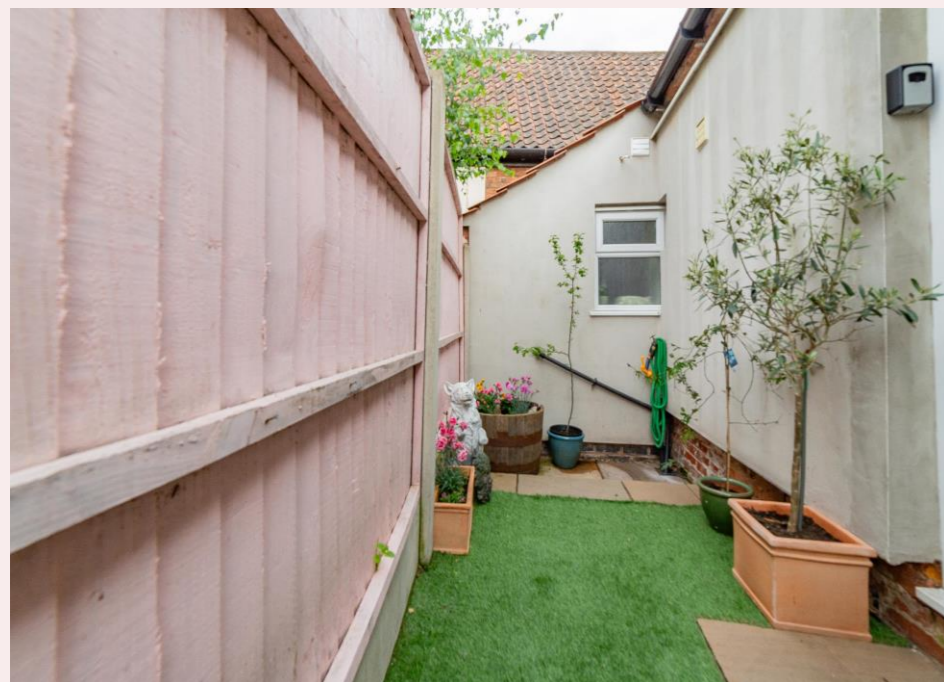






# *Welcome*

Offering a fusion of old and contemporary, The Annexe has been carefully renovated to a high standard throughout and is perfect for a first-time buyer or an ideal investment for someone looking for a 'ready to go' Air B&B (subject to permissions). Situated in the picturesque village of Old Ollerton, this property boasts contemporary open plan living space with plenty of light, a modern kitchen complete with integrated appliances, a spiral staircase to double bedroom, fully fitted shower room with feature sink, and a small, easy-keep private garden to the rear. A separate outbuilding provides plenty of storage and utility room, with further development potential. Wide selection of shops and amenities within a short walk or drive, as well as many popular attractions such as Sherwood Forest, Rufford Abbey and Clumber Park all locally. Available with no upward chain, viewings come highly recommended to truly appreciate what this unique space has to offer.





# Step inside...

## Kitchen 9' 9" x 16' 4" (2.97m x 4.97m)

The kitchen is fitted with modern wall and base units, square edge worksurfaces with inset sink, drainer and mixer tap. Integrated electric oven and ceramic hob.

## Living area 9' 9" x 10' 8" (2.97m x 3.25m)

With laminate flooring, radiator, stairs off to the first floor, a door leading into the shower room and two external doors. Three uPVC windows to the side aspect.

## Shower Room 4' 11" x 5' 4" (1.50m x 1.62m)

Fully fitted with an enclosed shower, low flush WC and hand wash basin.

## Bedroom 8' 10" x 13' 5" (2.69m x 4.09m)

The master bedroom has carpet flooring, fitted storage cupboard, Velux window and exposed wood beams.

## Outside

There are two outbuildings which provide space and plumbing for a washing machine and tumble dryer and additional storage space. There is also a small garden to the rear which is laid to artificial grass.

## Energy Performance Certificate



The Annexe, Station Road, Ollerton, NEWARK, NG22 9BW

Dwelling type: Semi-detached house Reference number: 0763-2830-7091-9021-6835  
 Date of assessment: 20 January 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 29 November 2019 Total floor area: 41 m<sup>2</sup>

### Use this document to:

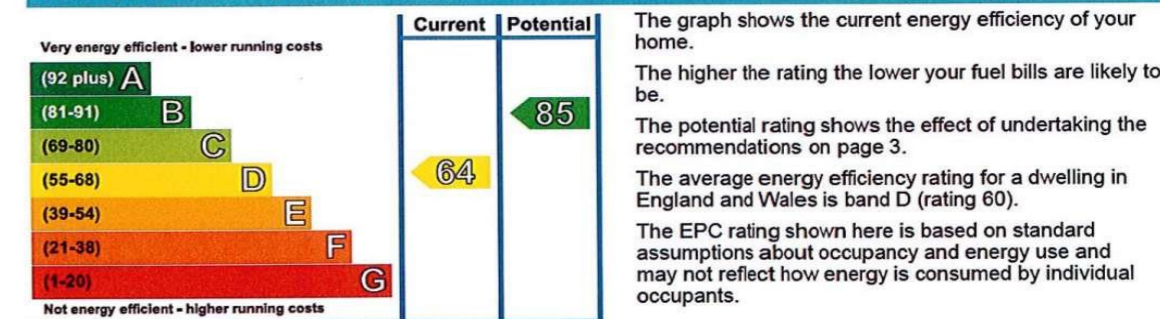
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,737
Over 3 years you could save	£ 303

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,404 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 231 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 1,737</b>	<b>£ 1,434</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



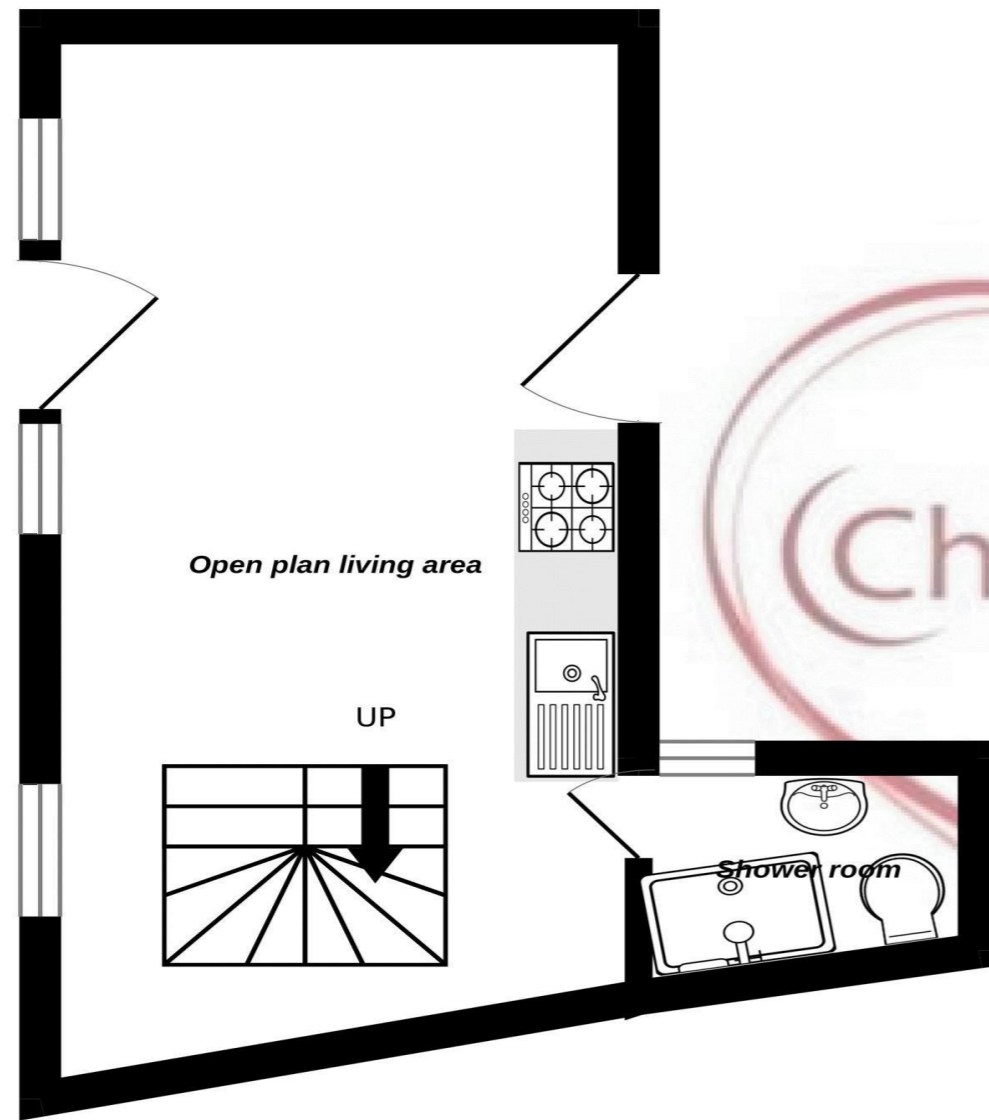
## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 171
2 Solar water heating	£4,000 - £6,000	£ 81
3 High performance external doors	£1,000	£ 51

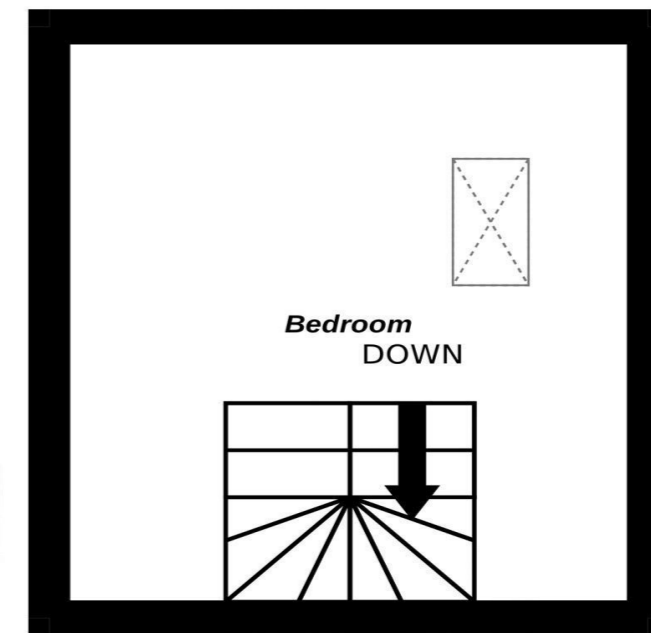
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor



1st 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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*Selling Homes with Bespoke Lifestyle Photography*

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We'd Love To Show You Around!

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