



Whitewater Road

Ollerton



Offers in Excess of £135,000

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22

PLIES



Ready made investment....





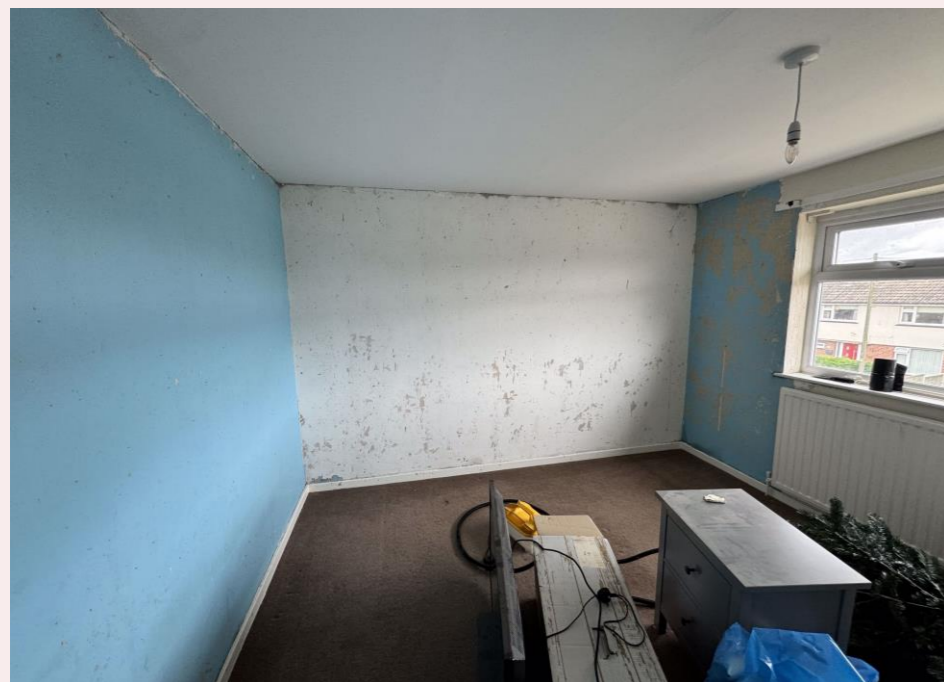
Whitewater Road





Welcome

If you're looking to add a property to your portfolio with little to no down time then this is an ideal buy. Being sold with the current tenants in situ this property offers a great return. The property itself briefly comprises kitchen/diner, lounge, three bedrooms, family bathroom and extensive rear garden. Further benefits include double glazing windows, gas central heating and off road parking.



Step inside...

Entrance Hall

Enter through the uPVC door into the entrance hall, with carpet flooring, doors leading into the lounge and kitchen/diner, radiator, under stairs storage and stairs off to the first floor.

Lounge *14' 6" x 10' 10" (4.41m x 3.31m)*

With carpet flooring, TV point, radiator and uPVC window to the front aspect.

Kitchen/diner *21' 0" x 10' 0" (6.41m x 3.06m)*

Fitted with wall and base units, roll edge worksurfaces with inset stainless steel sink, drainer and mixer tap. Space for oven, under counter fridge, tiled splashbacks, vinyl flooring and a window to the side. The dining area has carpet flooring, two radiators, patio doors leading into the conservatory and a door that leads to the utility and downstairs shower room.

Utility room

Space for one appliance.

Conservatory *9' 2" x 5' 11" (2.79m x 1.80m)*

With tiled flooring, radiator and wood & glass panelled door to side.

Shower Room *7' 0" x 6' 7" (2.14m x 2.00m)*

Fitted with a large corner shower cubicle, low flush WC and hand wash basin. Fully tiled walls and floor, radiator and obscure window to the rear.

Landing

With carpet flooring, doors leading to the three bedrooms and family bathroom, window to the side aspect and loft access.

Bedroom One *14' 2" x 8' 10" (4.32m x 2.69m)*

With carpet flooring, radiator, window to the rear aspect, built in storage wardrobe and airing cupboard housing water tank.

Bedroom Two *11' 0" x 9' 11" (3.35m x 3.03m)*

With carpet flooring, radiator and uPVC window to the front aspect.

Bedroom Three *10' 10" x 7' 1" (3.30m x 2.15m)*

With carpet flooring, radiator and uPVC window to the front aspect.

Bathroom

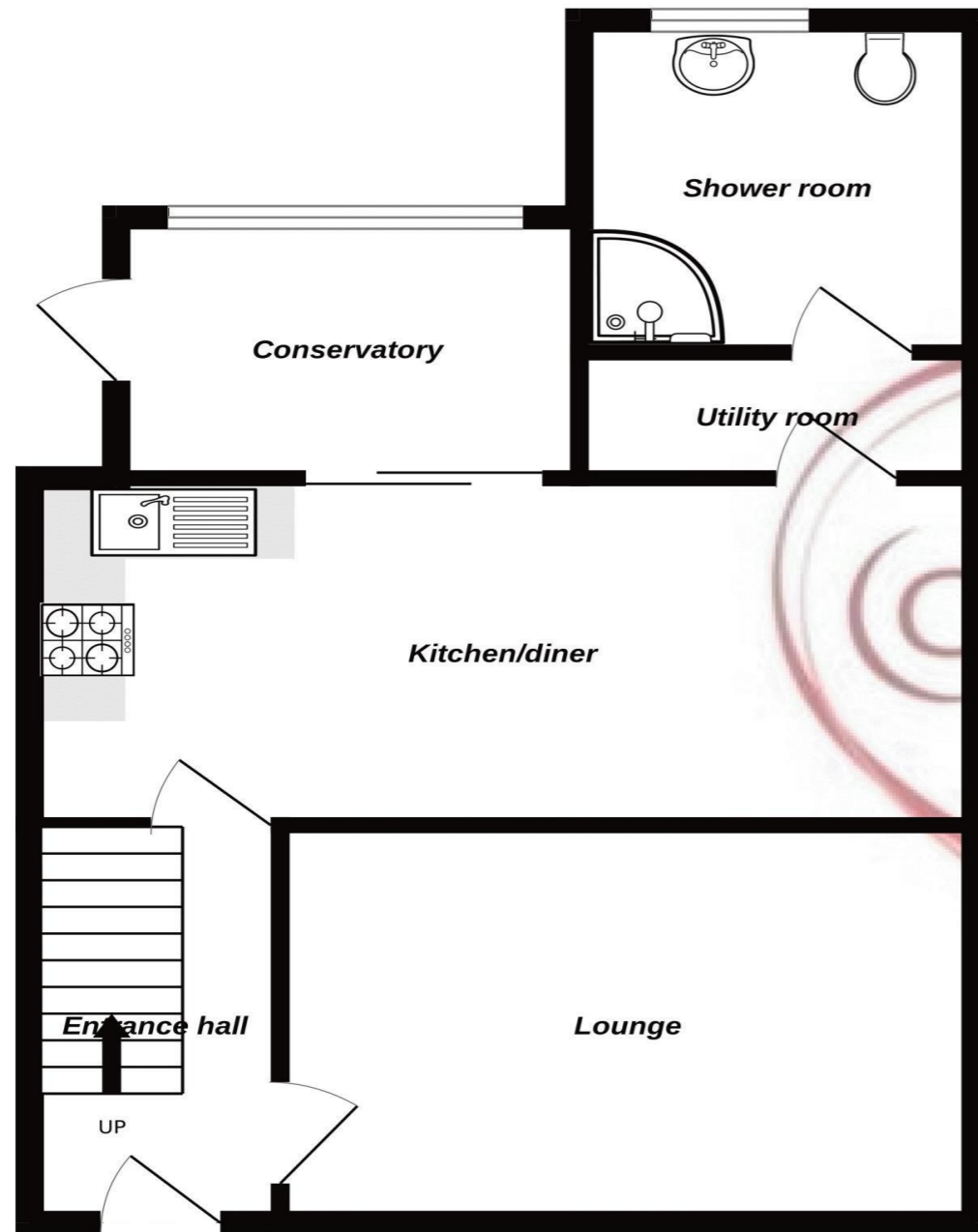
Fitted with a three piece suite comprising bath, low flush WC and hand wash basin. Dual aspect windows, tiled walls, carpet flooring and radiator.

Outside

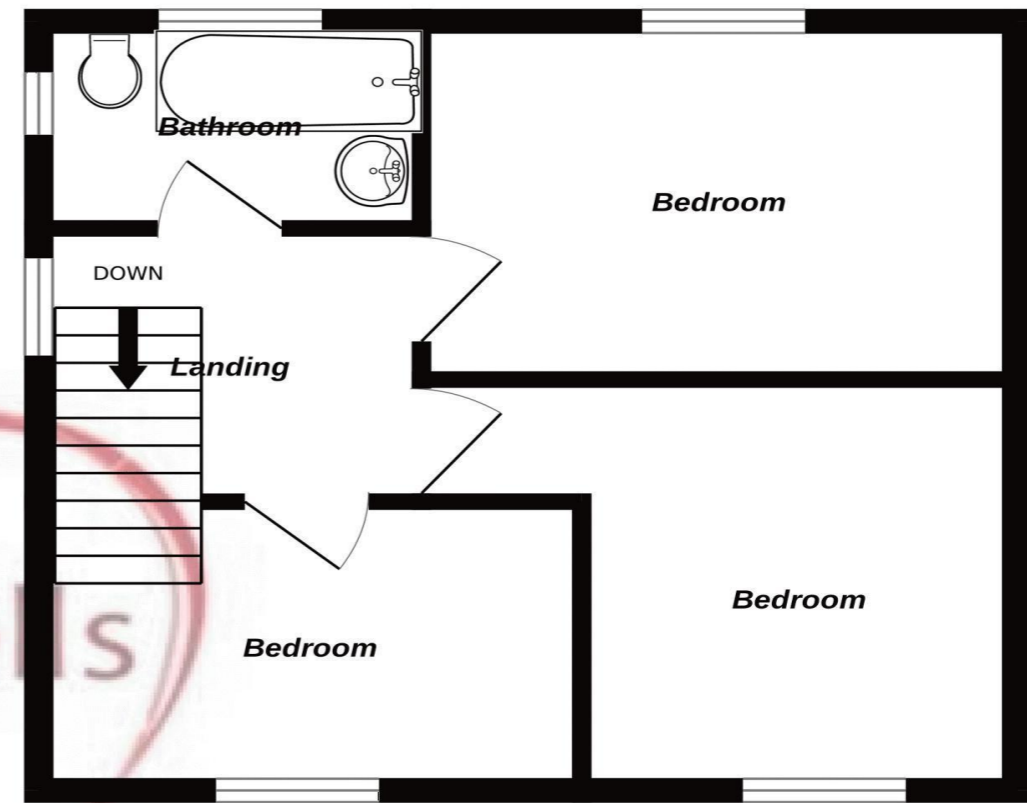
To the front of the property there is a large area laid to stone chippings for off road parking. The rear garden is mainly laid to lawn and is on split levels. A single garage with up and over door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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