



Kingsway Avenue

Ollerton



£120,000

(Chadwells
Estate & Letting Agents





Ideal project....





Kingsway Avenue





Welcome

Priced to sell this two bedroom property is situated in a quiet cul-de-sac in the small town of Ollerton. If you are looking for a home you can make your own then this is the perfect opportunity. In need of renovation the property comprises of kitchen, lounge, two bedrooms and family bathroom. It also benefits from gas central heating, off road parking and wonderful field views. Viewings come highly recommended.



Step inside...

Entrance Hall 15' 1" x 5' 10" (4.60m x 1.79m)

Enter through the uPVC door into the entrance hall with laminate flooring, radiator, stairs off to the first floor, uPVC window to the side aspect, doors leading to the lounge and kitchen.

Lounge 15' 10" x 11' 11" (4.83m x 3.62m)

With laminate flooring, two radiators, uPVC window and french doors to the rear aspect. Decorative fireplace.

Kitchen 9' 8" x 9' 5" (2.95m x 2.87m)

Fitted with wall and base units, square top work surfaces and stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, free standing fridge/freezer and cooker. Tiled flooring, radiator and uPVC window to the front aspect.

Landing

With laminate flooring, doors to the two bedrooms, bathroom and loft access.

Master Bedroom 12' 10" x 10' 0" (3.90m x 3.06m)

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

Bedroom Two 9' 5" x 8' 11" (2.87m x 2.73m)

With laminate flooring, radiator and uPVC window to the front. Two store cupboards, one houses the combi boiler.

Bathroom 8' 11" x 5' 6" (2.73m x 1.67m)

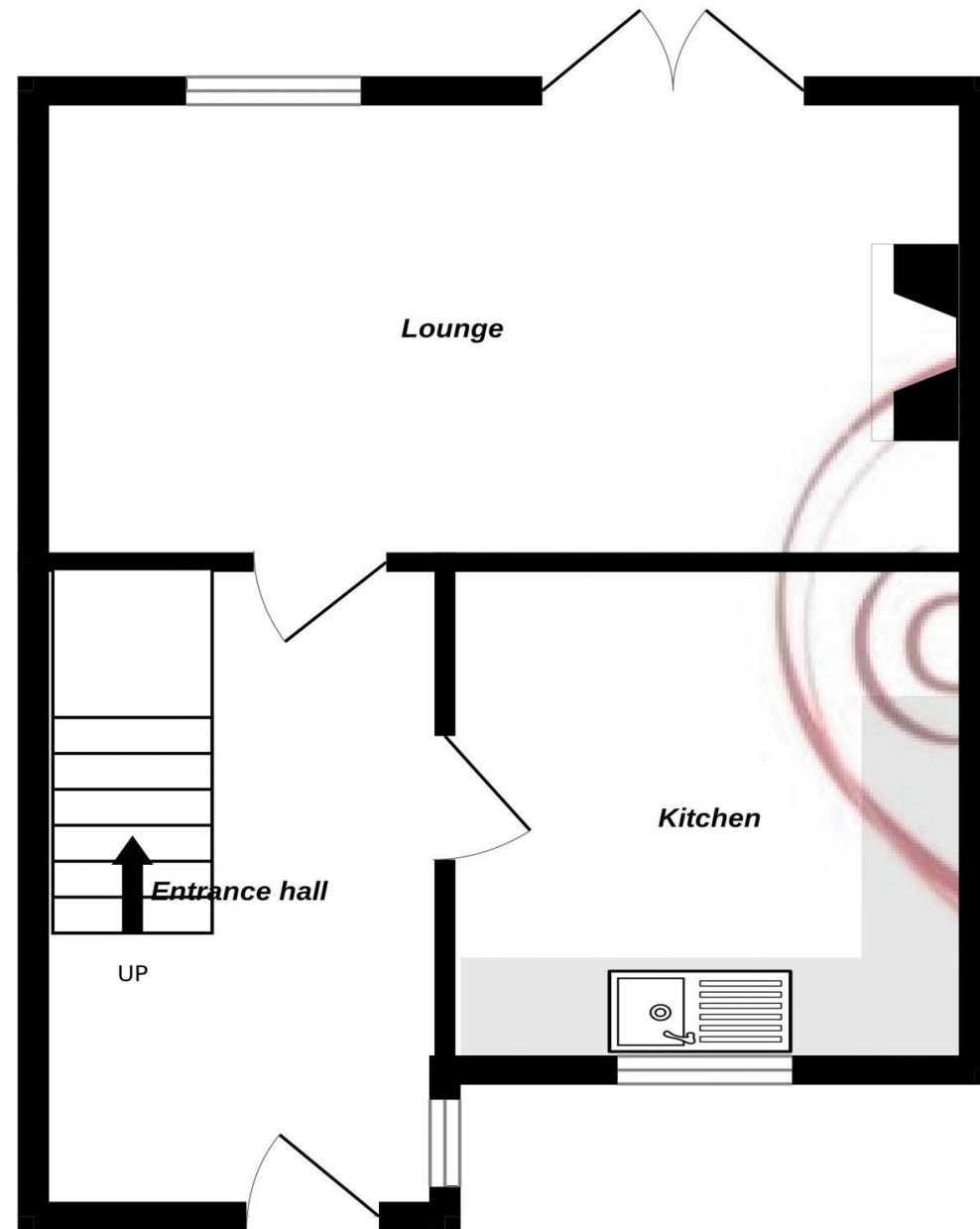
Fitted with a three piece suite comprising bath with electric shower over, low flush WC and hand wash basin. Vinyl flooring, part tiled walls, radiator and obscure window to the rear.

Outside

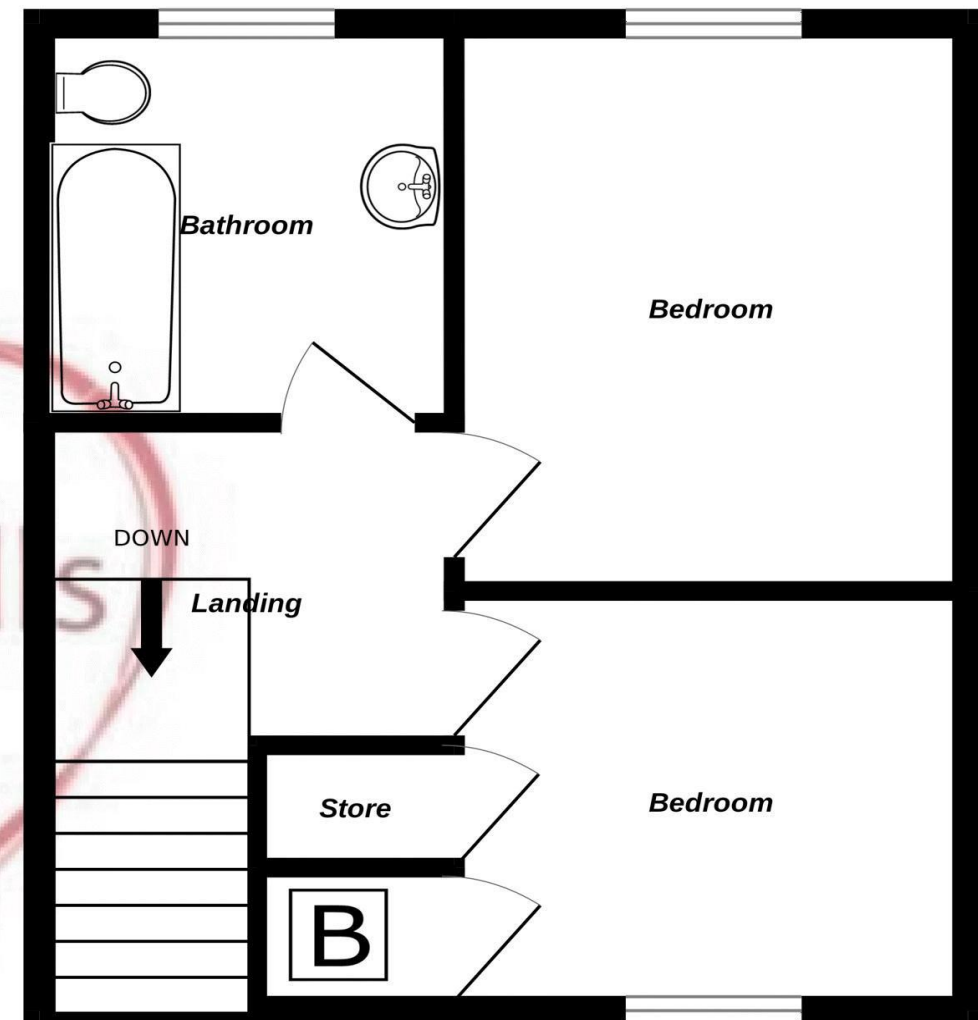
The front of the property is laid to block paving to allow for off road parking. The rear garden is laid mainly to lawn and has a patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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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