



High Street, Collingham

Guide Price £300,000 to £325,000



High Street

Collingham, Newark

MARKETED WITH NO CHAIN 'Cross Cottage' is a wonderful example of a modern end terraced "cottage" with well-presented and spacious accommodation throughout and falls within the sought after village of Collingham which boasts a range of local amenities.

The property's accommodation comprises to the ground floor: triple aspect dining room with feature log burning stove, W/C, superb kitchen with breakfast bar and a host of appliances to include an induction hob, electric oven, integrated fridge freezer and dishwasher. From the kitchen there is access to the garden and the magnificent living room which is flooded by light from two sets of French doors and has access to a small utility cupboard. The first floor is welcomed by a generous landing space that easily provide a reception space, a family bathroom suite and four well-proportioned bedrooms, two of which having fitted wardrobes and the main bedroom also having an ensuite shower room.

Outside, the property has on street parking available to the front with generous bays providing parking space. The gardens are designed with low maintenance in mind with a large brick enclosed paved entertaining area being the focus of the garden. A small lawned area can be found at the rear of the property. Other features of the property include underfloor heating (except the living room that is gas central heated) and wooden double glazed windows.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Dining Room

16' 5" x 12' 6" (5.00m x 3.81m)

Breakfast Kitchen

16' 6" x 9' 7" (5.03m x 2.92m)
maximum measurements

Living Room

16' 3" x 16' 3" (4.95m x 4.95m)
maximum measurements

Ground Floor WC

6' 8" x 2' 11" (2.03m x 0.89m)

First Floor Landing

Bedroom One

13' 4" x 12' 10" (4.06m x 3.91m)
maximum measurements

Ensuite Shower Room

8' 6" x 3' 8" (2.59m x 1.12m)
maximum measurements

Bedroom Two

14' 4" x 8' 8" (4.37m x 2.64m)
maximum measurements

Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m)

Bedroom Four

8' 5" x 8' 1" (2.56m x 2.46m)

Bathroom

8' 1" x 4' 6" (2.46m x 1.37m)



Agent's Note - Access

The property has vehicular access to the garage, but this has since been converted by the current owners. Additionally, one neighbouring property has pedestrian access across the end of the garden.

Agent's Note - Windows

The property has wooden double glazed windows.

Agent's Note - Heating

The property has underfloor heating with the exception of the living room which is gas central heated.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,230 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

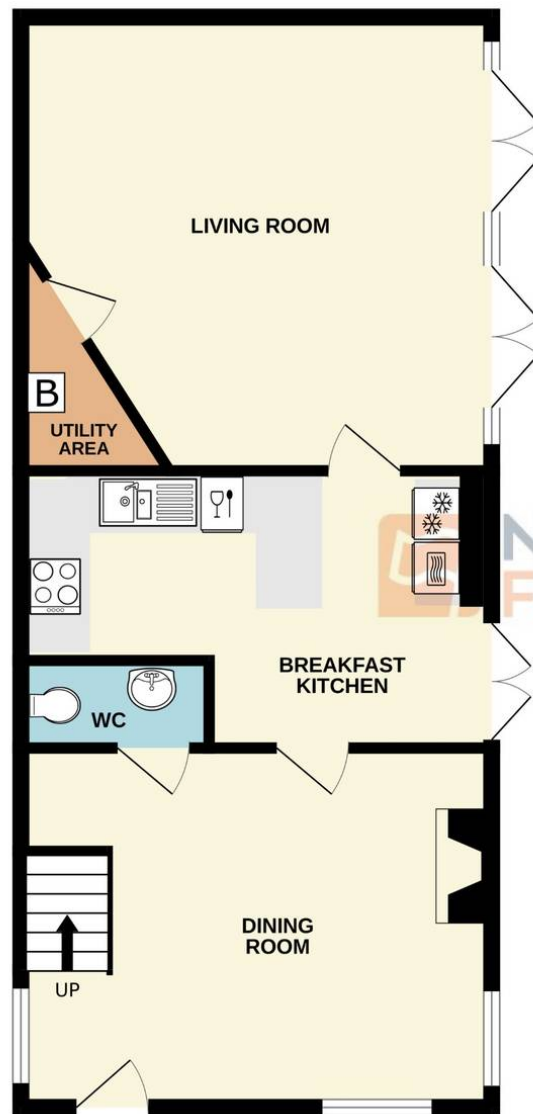
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

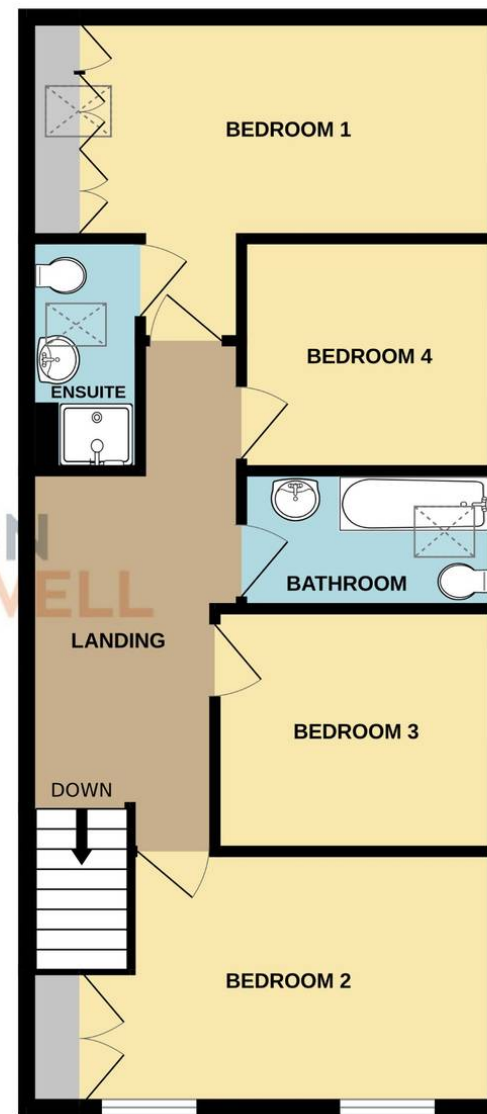
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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