



Crew Road, Collingham

Guide Price £210,000 to £220,000



Crew Road

Collingham, Newark

A well presented, semi detached bungalow situated in the extremely popular and well served village of Collingham.

This lovely bungalow has adaptable accommodation comprising of a modern kitchen with integrated appliances including electric hob, oven and microwave, spacious lounge/diner with feature bow window and fireplace housing a log burner, separate dining room/bedroom two with French doors into the conservatory, a further double bedroom with dressing area off and a modern shower room. The single garage has been converted to provide the dressing room, storage and a utility area.

Outside to the front there is a driveway and gravelled garden area and to the rear a westerly facing garden with patio and lawned area. The property further benefits from gas central heating, UPVC double glazing, large, gated carport.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Kitchen

13' 9" x 7' 2" (4.19m x 2.18m)

Lounge Diner

17' 10" x 7' 2" (5.44m x 2.18m)

Dining Room/Bedroom Two

11' 10" x 7' 10" (3.61m x 2.39m)

Conservatory

10' 0" x 8' 6" (3.05m x 2.59m)

Shower Room

7' 1" x 6' 5" (2.16m x 1.96m)
maximum measurements

Bedroom One

10' 4" x 8' 9" (3.15m x 2.67m)

Dressing Room

9' 7" x 5' 0" (2.92m x 1.52m)



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Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 911 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

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 chose to arrange a survey through them. For more information, please call the office.

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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