

Moor Road, Collingham, Newark NG23 7SZ

william h brown

welcome to

Moor Road, Collingham Newark

A well-presented, two-bedroom semi-detached bungalow quietly positioned in the sought-after village of Collingham, close to a range of local amenities. Offering a fitted kitchen, spacious lounge, three-piece shower room, driveway, garage and generous side and rear gardens.













Lounge
Bay window to the front, fireplace and radiator.

Kitchen
Fitted kitchen comprising of high and low units with work surfaces over, sink drainer unit, radiator, integrated oven, induction hob, extractor fan, dishwasher and fridge freezer. Two windows to the side and door to the front.

Bedroom One
Patio doors to the rear and radiator.

Bedroom Two
Window to the rear and radiator.

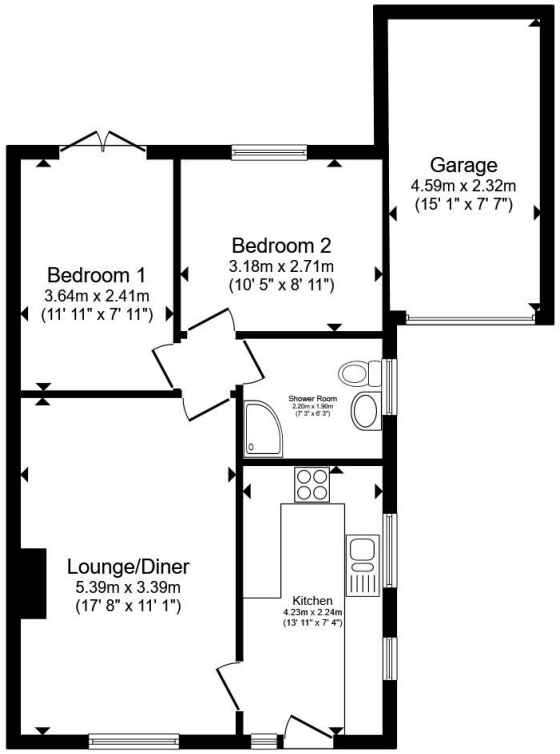
Shower Room
Well-appointed shower room with a side aspect window, comprising of a shower cubicle, WC, vanity wash hand basin and heated towel rail.

Garage
With an up and over door.

Front Of Property
An attractive frontage with a lawned garden, mature hedging and a driveway providing off-road parking, leading to the garage.

Rear Of Property
Externally, the property enjoys generous side and rear gardens, predominantly laid to lawn, benefiting from attractive open field views, with a paved patio seating area and a variety of mature shrubs, creating an excellent space for gardening, outdoor dining and entertaining.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 62.6 m² (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Moor Road, Collingham Newark

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN & SPACIOUS LOUNGE
- THREE PIECE SHOWER ROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106894 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01636 640473

newark@williamhbrown.co.uk

47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG

williamhbrown.co.uk