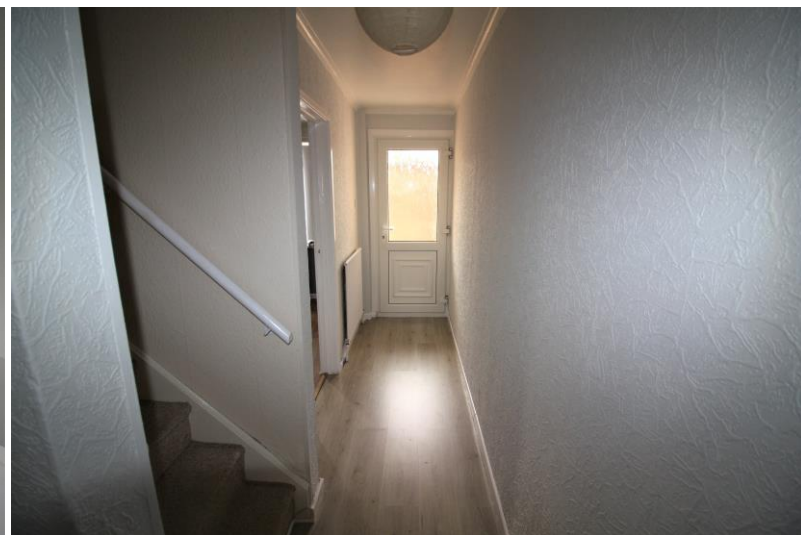




Hallam Road
New Ollerton
Monthly Rental Of £650

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A spacious three bedroom property close to local amenities....



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Entrance Hall 10' 8" x 5' 10" (3.26m x 1.78m)

Enter through the UPVC front door into the entrance hall, with laminate flooring, cupboard housing meters, doors leading to the WC and inner hall.

Cloak Room 5' 11" x 3' 3" (1.8m x 1.00m)

With low flush WC, hand wash basin, fully tiled walls and floor, obscure window to the front aspect and wall mounted boiler.

Inner Hallway

With laminate flooring, radiator, doors to the kitchen, lounge, entrance hall and stairs off to the first floor. A UPVC door leads to the rear garden.

Kitchen 12' 10" x 12' 0" (3.92m x 3.65m)

The kitchen is fitted with wall and base units, roll top work surfaces, stainless steel sink with drainer and mixer tap, tiled splash backs and flooring. Space and plumbing for washing machine and free standing fridge/ freezer, under stairs storage, radiator and UPVC window to the front aspect.

Lounge 14' 6" x 11' 2" (4.41m x 3.41m)

The lounge has laminate flooring, BT and TV points and two UPVC windows to the rear aspect.

Landing

With carpet flooring, loft access and doors leading to the three bedrooms, family bathroom and two store cupboards.

Master Bedroom 11' 5" x 10' 5" (3.48m x 3.18m)

With fitted wardrobes, store cupboard, UPVC window to the rear aspect, radiator, TV point and varnished floor boards.

Bedroom Two 12' 0" x 10' 5" (3.67m x 3.17m)

With UPVC window to the front aspect, radiator, TV point and varnished floor boards.

Bedroom Three 12' 3" x 7' 9" (3.74m x 2.35m)

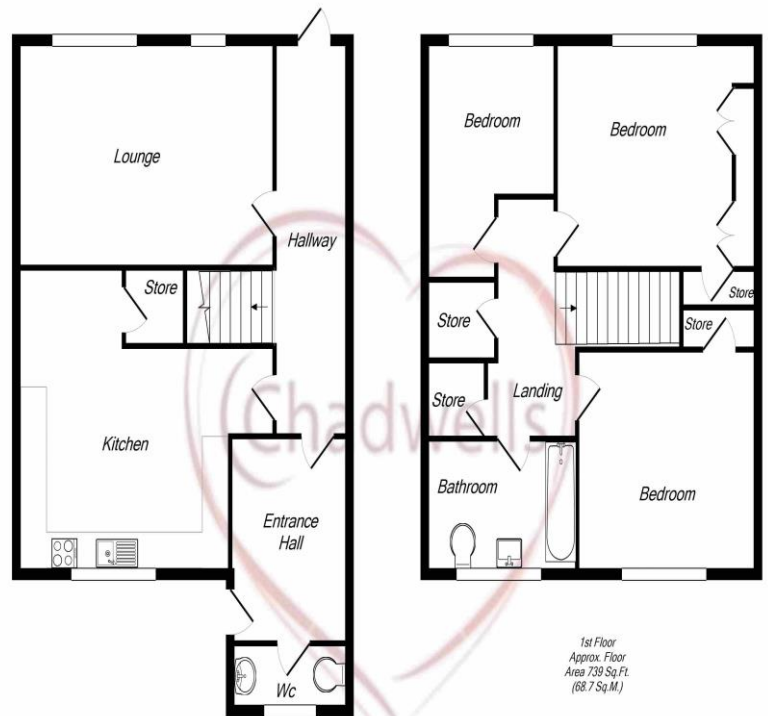
With UPVC window to the rear aspect, radiator and exposed floor boards.

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

The bathroom is fitted with a three piece suite comprising bath with electric shower, hand wash basin and low flush WC. Fully tiled walls, exposed floor boards, radiator and obscure window to the front aspect.

Outside

The front of the property has gated access with lawns to either side of a concrete path. The rear garden is laid mainly to lawn, has two brick built store sheds and a patio area.



Ground Floor
Approx. Floor
Area 807 Sq.Ft.
(74.9 Sq.M.)

1st Floor
Approx. Floor
Area 739 Sq.Ft.
(68.7 Sq.M.)

Total Approx. Floor Area 1546 Sq.Ft. (143.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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