



Poplar Street
Ollerton
Monthly Rental Of £825

A MODERN FAMILY HOME....

Chadwells
Estate & Letting Agents

Three Bedroom Semi Detached House

Close to Local Amenities

Modern Fixtures and Fittings Throughout

Extensive Rear Garden

Close to Local Amenities



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Entrance Hall

UPVC double glazed door to side elevation, carpet flooring, stairs off to first floor and door into large under stairs storage which houses the boiler, archway providing access to the dining room and UPVC double glazed window to the front of the property.

Kitchen 12' 2" x 4' 10" (3.72m x 1.47m)

Fitted with modern wall and base units, roll top work surfaces and stainless steel sink with drainer and mixer tap. Tiled flooring and splash backs, space for free standing fridge/freezer, integrated electric oven, ceramic hob and extractor fan. Two UPVC windows and UPVC door to the rear.

Dining Room

UPVC double glazed window to rear elevation, chimney breast with recess for decorative stove, single radiator and carpet flooring.

Lounge 14' 10" x 11' 9" (4.53m x 3.58m)

With carpet flooring, radiator, archway into the dining area and UPVC window to the front aspect.

Under Stairs Storage 7' 10" x 6' 9" (2.39m x 2.07m)

UPVC double decorative glazed window to front elevation, housing electrics, Viessmann Boiler and carpet flooring.

First Floor Landing

UPVC double glazed window to front aspect, carpet flooring and ceiling light.

Bedroom One 12' 6" x 12' 0" (3.82m x 3.65m)

With carpet flooring, radiator and UPVC double glazed window to rear aspect.

Bedroom Two 9' 11" x 9' 11" (3.03m x 3.02m)

With carpet flooring, radiator and UPVC window to rear aspect.

Bedroom Three 8' 10" x 7' 5" (2.69m x 2.27m)

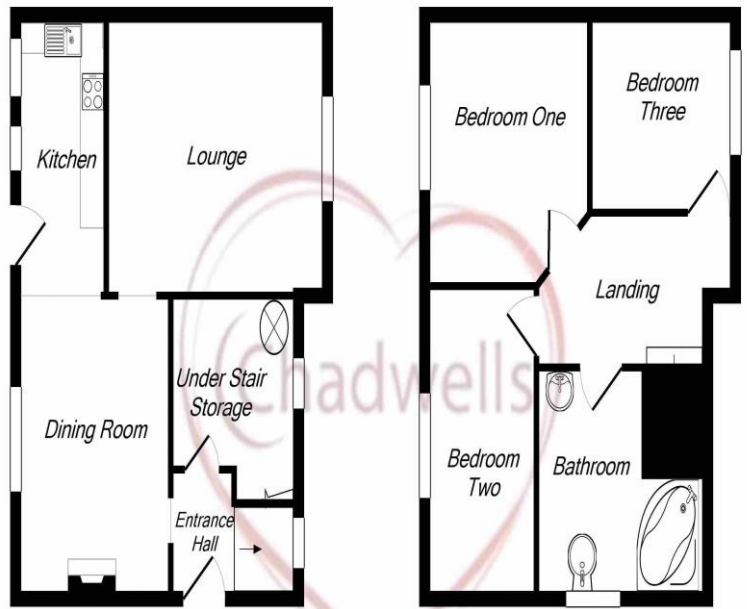
With carpet flooring, radiator and UPVC window to front aspect.

Family Bathroom 7' 9" x 6' 2" (2.35m x 1.88m)

The bathroom has a corner panel bath, pedestal hand wash basin, low flush WC, radiator, shaving point, part tiled walls, extractor fan, vinyl flooring and obscure double glazed window to side aspect.

Outside

The property is situated on a large plot with its own private driveway, parking to the front, fully enclosed rear garden which is laid mainly to lawn and a large concrete area for seating.



Ground Floor
Approx. Floor
Area 421 Sq.Ft.
(39.1 Sq.M.)

1st Floor
Approx. Floor
Area 403 Sq.Ft.
(37.4 Sq.M.)

Total Approx. Floor Area 824 Sq.Ft. (76.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		14	
England, Scotland & Wales		EU Directive 2002/91/EC	