



Station Close, Collingham, Newark £225,000

**** SOLD PRIOR TO MARKETING!****

Standing proud within an un-detected cul-de-sac in the highly desirable village of Collingham. This well-appointed detached bungalow occupies a wonderful plot and promotes PURE POTENTIAL. Both inside and out. Marketed with NO ONWARD CHAIN.

Station Close, Collingham, Newark

£225,000



- SPACIOUS DETACHED BUNGALOW
- LOVELY CUL-DE-SAC POSITION
- GARAGE & ATTACHED WORKSHOP
- NO CHAIN! Tenure: Freehold EPC 'D'
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM & CONSERVATORY
- DRIVEWAY & GENEROUS ENCLOSED GARDEN
- DESIRABLE VILLAGE PACKED WITH AMENITIES
- WELL-APPOINTED DINING KITCHEN
- MAKE YOUR MARK! MODERNISATION REQUIRED

PORCH:

3'1 x 2'9 (0.94m x 0.84m)

ENTRANCE HALL:

9'10 x 6'6 (3.00m x 1.98m)

BAY-FRONTED LOUNGE:

14'8 x 11'3 (4.47m x 3.43m)

DINING KITCHEN:

11'9 x 11'6 (3.58m x 3.51m)

CONSERVATORY:

9'8 x 9'1 (2.95m x 2.77m)

MASTER BEDROOM:

12'2 x 11'7 (3.71m x 3.53m)

BEDROOM TWO:

12'1 x 9'2 (3.68m x 2.79m)

SHOWER ROOM:

8'2 x 6'4 (2.49m x 1.93m)

ATTACHED WORKSHOP:

8'3 x 7'8 (2.51m x 2.34m)

SEPARATE W.C:

4'8 x 2'8 (1.42m x 0.81m)

INTEGRAL GARAGE:

16'11 x 8'2 (5.16m x 2.49m)

Approximate Size: 937 Square Ft.

Services:

Tenure: Freehold. Sold with vacant possession.

EPC: Energy Performance Rating: 'E' (59)

Local Authority:

Council Tax: Band 'C'

Draft Details-Awaiting Approval:



T. 01636 558 540





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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