



## 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! MODERISATION 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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