

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



2 New Road, Oxton, Nottinghamshire, NG25 0SL

Guide Price £160,000





## Property Description

A charming character cottage located within the ever popular and sought after village of Oxtun. Comprising two bedrooms, open plan living space at ground floor level with modern fitted kitchen, beams and wood burning stove. Bathroom, courtyard garden, gas fired central heating and on street parking. Viewing essential to appreciate the accommodation on offer. EPC rating D.

### LIVING AREA

13'2" X 11'8" Wooden front door giving access to the living area. Double glazed wooden framed window to front elevation. Beams to ceiling. Exposed fireplace inset with Portway wood burning stove with brick surround and hearth. Telephone and T.V point. Two single panel radiators. Access directly to:

### KITCHEN

10'2" X 8'5" Fitted kitchen comprising of wall and base units. The base units are surmounted by a wooden block style worksurface inset with stainless steel single bowl sink and drainer with mixer tap. Integral Hotpoint four ring ceramic hob and single electric oven. Space for freestanding fridge/freezer and plumbing and space for washing machine. Wooden framed single glazed window and stable door to the rear elevation. Splash back tiling and ceramic tiled floor. Beams to ceiling. Fitted breakfast bar.



### FIRST FLOOR LANDING

Stairs rise from the living area accessed through a wooden door to the first floor landing. Loft access and doors off.

### **BEDROOM ONE**

11'7" X 8'6" Double bedroom with wooden framed double glazed window to the front elevation. Single panel radiator.

### **BEDROOM TWO**

5'6" X 12'9" Wooden framed double glazed window to the rear elevation. Single panel radiator.

### **BATHROOM**

7'3" X 5'8" White suite comprising low flush W.C., pedestal wash hand basin and bath with shower mixer tap. Single panel radiator and obscured double glazed wooden window to rear elevation. Single panel radiator.

### **OUTSIDE**

To the front of the property there is a gravelled garden area with border containing plants. A paved pathway leads to the front door and a brick wall bounds the front of the garden area.

To the rear there is a paved courtyard garden with a shed and bin store. Access to the rear of the property is available via a pathway leading to Water Lane.

### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax B.

### **SERVICES**

All mains services are connected to the property.  
Mains drainage. We have not tested any apparatus,



equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### **TENURE**

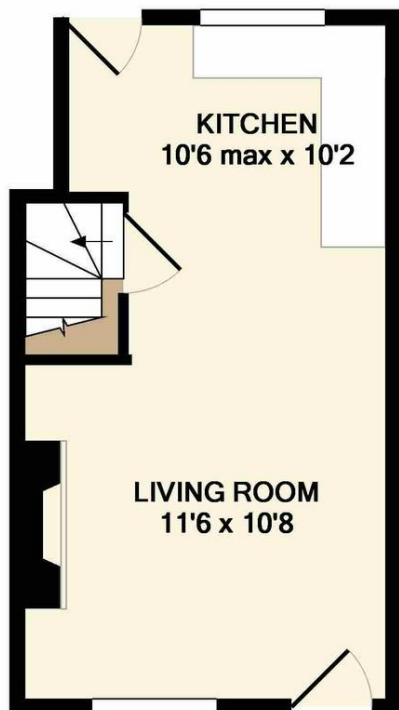
Freehold with vacant possession.

### **VIEWING**

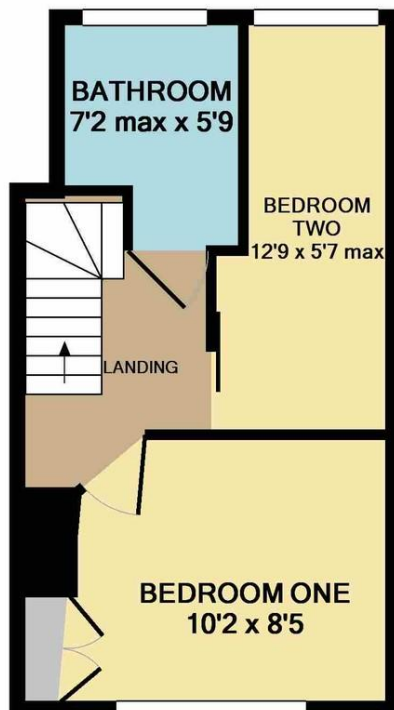
By appointment with the agents office at Southwell on 01636 813971 or email us at [sales@amorrison.co.uk](mailto:sales@amorrison.co.uk)







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements