

TO LET

**33 Maypole Road, Wellow, Newark,
Notts, NG22 0EF**



A two bedroom first floor maisonette located within cul de sac on the outskirts of popular and attractive village.' Located within convenient travelling distance for commuters to surrounding areas of Retford, Mansfield, Newark & Nottingham areas.

- Entrance Hall
- Sitting Room
- Modern contemporary style Kitchen
- Modern shower room
- Two Bedrooms
- Night storage heating on economy 7
- Car parking
- Gardens
- Outside store
- Village Location
- No Smoking/No Pets

RENT £575pcm Bond £663

Gamston Wood
Farm
Upton, Retford
Nottinghamshire
DN22 0RB

t: 01777 717559
m: 07540578530

e: info@silcockandpartners.co.uk

www.limeliving.co.uk
www.silcockandpartners.co.uk


SILCOCK
& PARTNERS



LOCATION

The Property occupies a cul de sac position on the edge of the village. It is easily found when entering the village along A616 from the direction of Ollerton. Continue into the village past Wellow house school, turn right opposite the Maypole Public house onto Eakring Road continue past the village green and famous maypole. Take the second left-hand turn onto Maypole Road and follow the road to the end of the cul de sac where the property will be found on the left hand side identified by our board. Nearby New Ollerton has a good range of amenities including large Tesco supermarket and is well placed for commuters to surrounding areas.

ACCOMODATION

Upvc front door

Reception Hall 2.41m (7'10") x 1.42m (4' 7") – Laminate floor

Stairs rise to:

First Floor Landing Walk in storage/tank cupboard

Lounge 4.49m (14'8") x 3.77m (12'4") - Laminate floor, feature fireplace with tiled hearth. Night Storage radiator

Modern contemporary style Kitchen- 3.62m (11' 10 ") x3.01m (9'10")max- Modern range of units comprising one and half bowl single drainer sink unit set into worktops with cupboards and drawers below, electric Proline cooker hood over, Breakfast bar with cupboards below, tiled splash back, electric radiator,,

Bedroom 1 (Front) - 3.75 m (12'3") x 3.77 m (12'4") – night storage radiator. Laminate floor.

Bedroom 2(Rear) 2.67m (8' 9") x 2.62m (8' 7") – Laminate floor. Night storage radiator

Shower Room 2.38m (7'9") x 1.59m (5'2") - shower cubicle and shower. Low flush WC, vanity wash basin with cupboards below, electric radiator/towel rail, extractor

THE GARDENS

The property has lawn areas to front and side, rear garden with pear tree. Useful brick built store. Car parking space to rear Car Park

General Remarks

Services

Mains, water, Electricity and drainage, Electric night storage heaters and radiators.

Epc

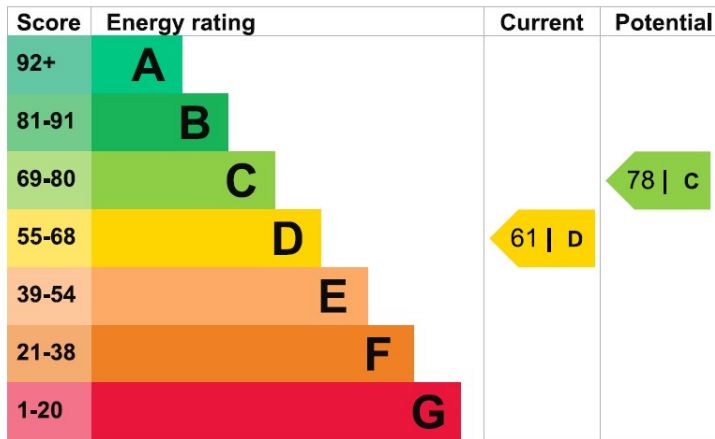
Band D

Council Tax Band

Band A

Viewing

Via Agents



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient),

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.