



*Church View*

*Ollerton*



Offers in the Region Of £200,000

**Chadwells**  
Estate & Letting Agents





3







*Investors Only...*







*Church View*







# *Welcome*

Chadwells are delighted to offer this three bedroom detached house with tenants in situ positioned close to local amenities. Internally the property boasts a cosy lounge and kitchen diner overlooking the rear garden to the ground floor with the first floor housing three good sized bedrooms and a family bathroom. Externally the property has a private driveway for off road parking and a fully enclosed garden to the rear. Contact our office today to arrange a viewing.



# Step inside...

## **Entrance Hall**

Accessed through a composite door to the front aspect and having carpet flooring, radiator, wall mounted fuse box, pendant light fitting and stairs off to the first floor landing.

## **Lounge** *13' 2" x 11' 4" (4.01m x 3.45m)*

With a feature electric fire having a wooden surround, marble effect insert and hearth. Carpet flooring, Bay window to the front aspect, radiator, TV point and ceiling light fitting.

## **Kitchen Diner** *9' 10" x 15' 4" (3.00m x 4.67m)*

Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine, dishwasher, Range style oven and upright fridge freezer. Tiled splash backs, two ceiling light fittings, radiator, laminate flooring, uPVC window to the rear, composite door to the side aspect and French doors to the rear garden.

## **First Floor Landing**

With carpet flooring, built in storage cupboard, uPVC window to the side aspect, pendant light fitting and loft access with ladders.

## **Maser Bedroom** *11' 1" x 13' 9" (3.38m x 4.20m)*

With built in wardrobes, two uPVC windows to the front aspect, storage cupboard, two ceiling light fittings and carpet flooring.

## **Bedroom Two** *9' 7" x 8' 8" (2.93m x 2.65m)*

With uPVC window to the front aspect, radiator, ceiling light fitting and carpet flooring.

## **Bedroom Three** *9' 7" x 7' 3" (2.91m x 2.22m)*

With uPVC window to the rear aspect, radiator, ceiling light fitting and carpet flooring.

## **Bathroom** *6' 5" x 6' 1" (1.95m x 1.86m)*

Fitted with three piece suite comprising of bath with electric shower over, pedestal wash basin and low flush WC. Vinyl flooring, tiled walls, obscure uPVC window to the side aspect, ceiling light fitting and chrome heated towel rail.

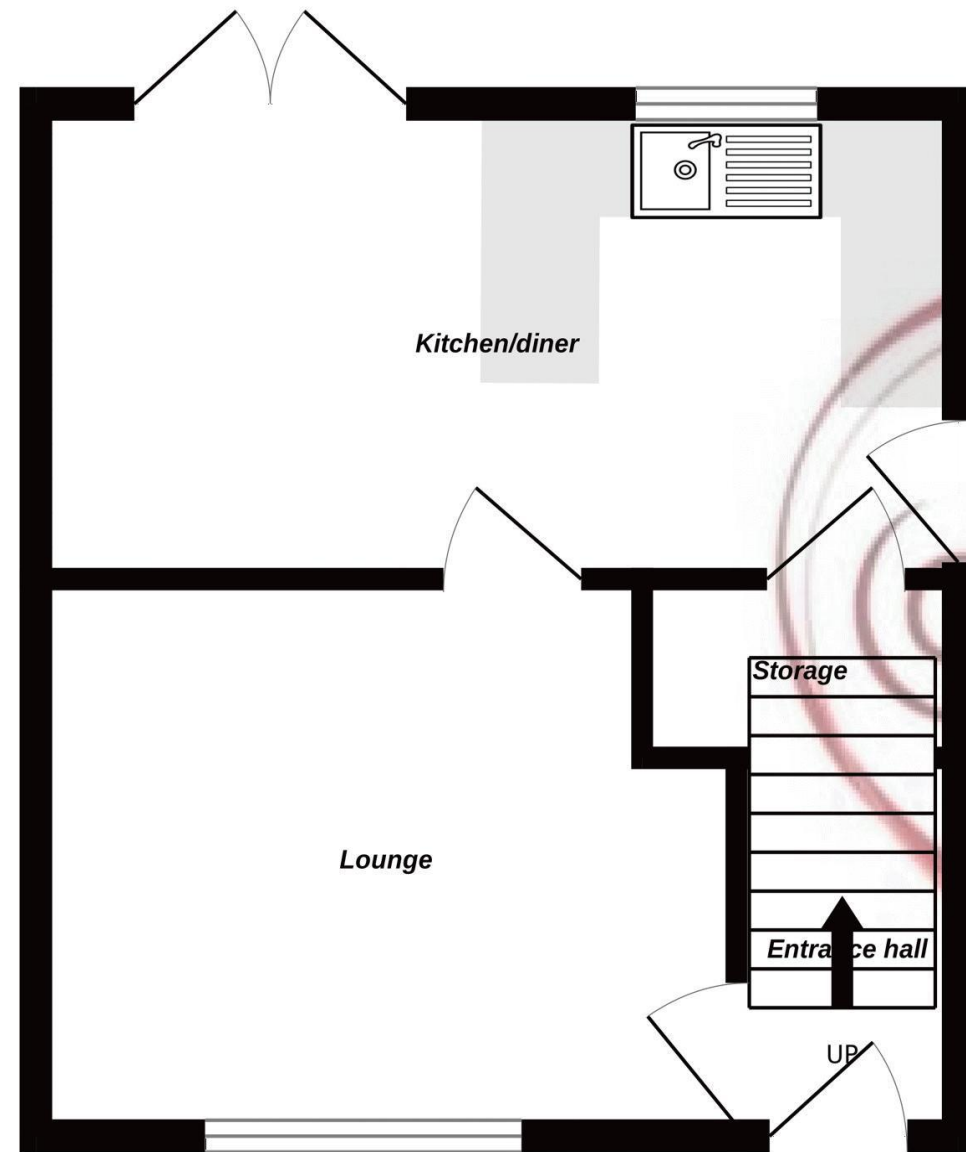
## **External**

The front of the property is laid to lawn with a private driveway to the side aspect leading to the garage and offering off road parking. The rear garden is fully enclosed and is mainly laid to lawn with a generous patio area.

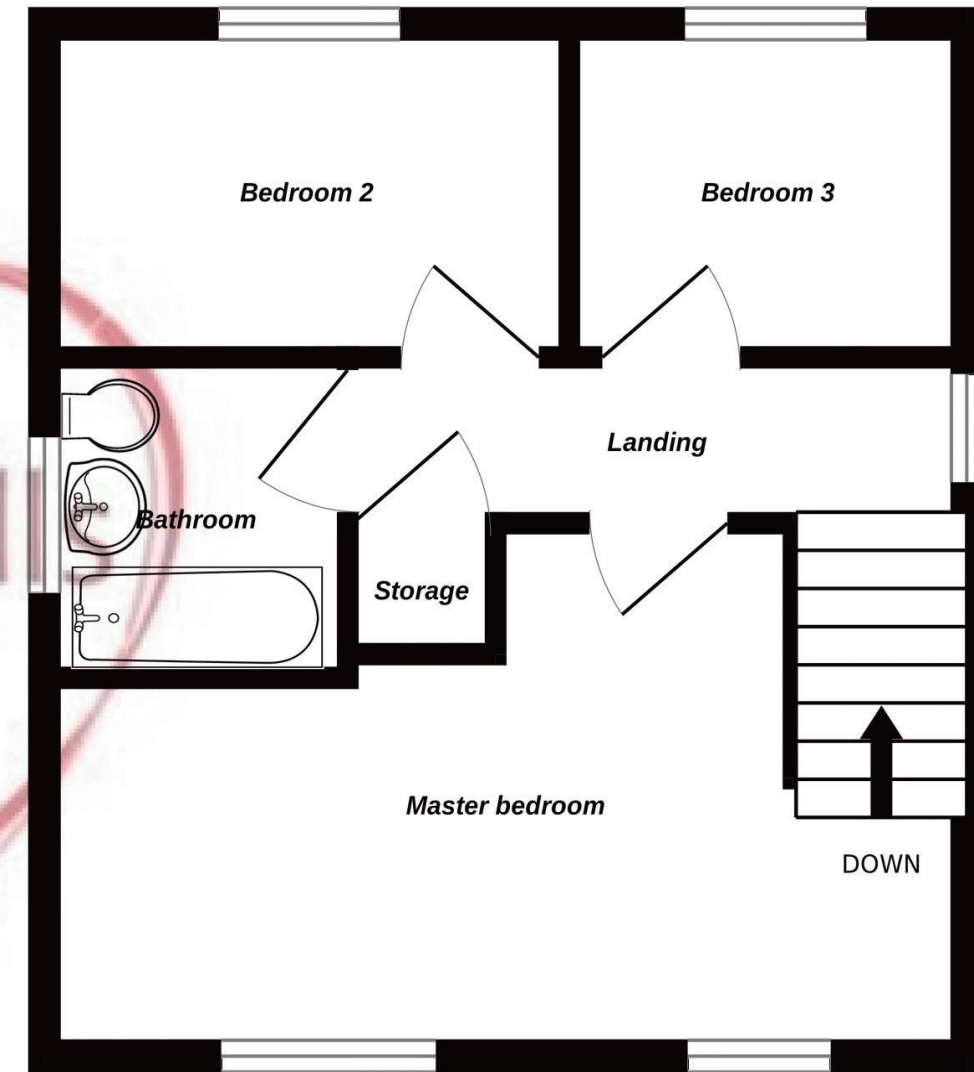
## **Garage**

With metal up and over door to the front aspect, wooden door to the side aspect with power and lighting.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

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