

FOR
SALE



Stuart Avenue, New Ollerton, Newark, Nottinghamshire NG22 9TW

£129,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Perfect Property ... This spacious three bedroom Semi detached property is situated in a popular residential area. To the ground floor you will find a larger than average kitchen/diner, lounge, WC and office space. The first floor has three good sized bedrooms and family bathroom. Externally you will find an enclosed rear garden with two concrete built storage units. The property also has low maintenance garden to the front. Contact our office today to arrange a viewing.

POINTS OF INTEREST

- Three Bedrooms
- Outside Storage
- Large Rear Garden
- Garage



Entrance Hall

0.88m x 4.76m (2' 11" x 15' 7") Accessed through a uPVC door, wood flooring, radiator, ceiling light fitting and stairs off to the first floor landing.

Lounge

4.24m x 3.38m (13' 11" x 11' 1") With laminate wood flooring, window to the rear aspect, BT point, radiator and ceiling light fitting.

Kitchen/Breakfast Room

3.67m x 3.85m (12' 0" x 12' 8") Fitted with a number of wall and base units with wood effect work surfaces, integrated electric hob, oven and stainless steel sink and drainer. Plumbing for washing machine and dish washer. Window to the front aspect, radiator and ceiling light fitting.

W/C

1.80m x 0.96m (5' 11" x 3' 2") Neutrally painted sage green with wood flooring, white toilet and sink with obscure window to the front of the property.

Office

1.80m x 3.30m (5' 11" x 10' 10") Neutrally decorated with real wood flooring, uPVC door leading to the front of garden, wooden door into the downstairs WC.

Master Bedroom

3.18m x 3.39m (10' 5" x 11' 1") Window to rear of property. Radiator, wood flooring and central light.

Bedroom Two

3.18m x 2.95m (10' 5" x 9' 8") Window to front of property. Radiator, built in wardrobe, grey carpet and central light.

Bedroom Three

2.37m x 3.66m (7' 9" x 12' 0") Windows to rear of property. Radiator, carpet flooring and central light.

Bathroom

2.35m x 1.66m (7' 9" x 5' 4 7") Fully tiled bathroom walls, vinyl flooring, obscure window to the front aspect of the property. White bath with electric shower overhead, free standing sink and toilet.

Externally

Front garden laid to lawn with access to side and rear of property. Fully enclosed back garden low maintenance laid with patio slabs, two good sized outside stores.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

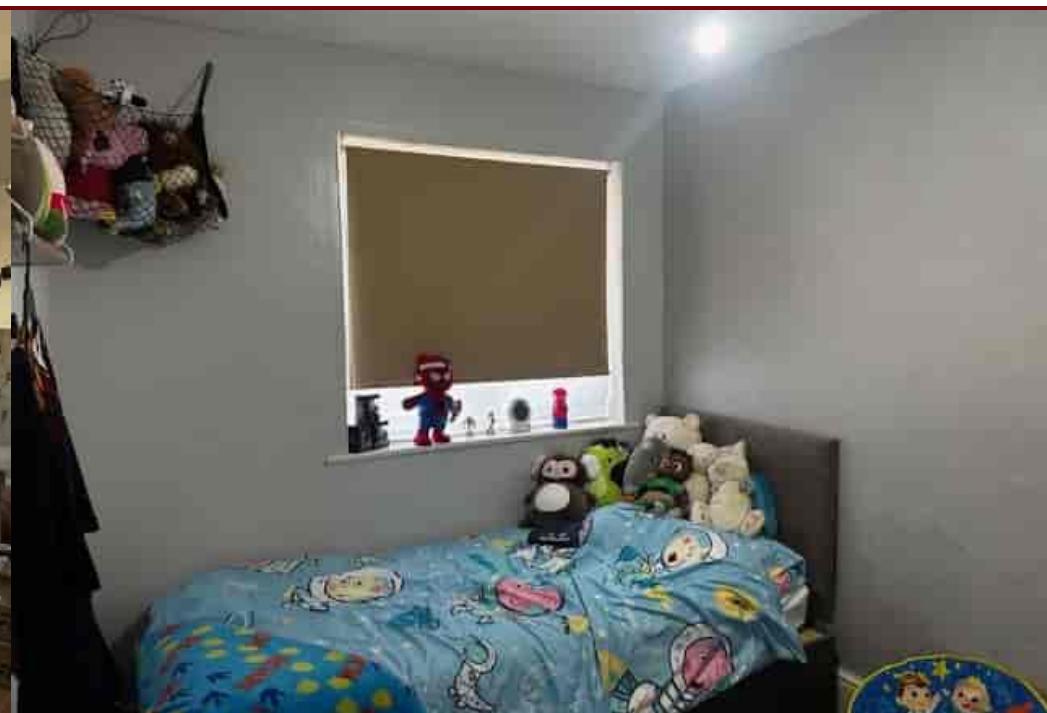
4G great data and voice

Construction Type

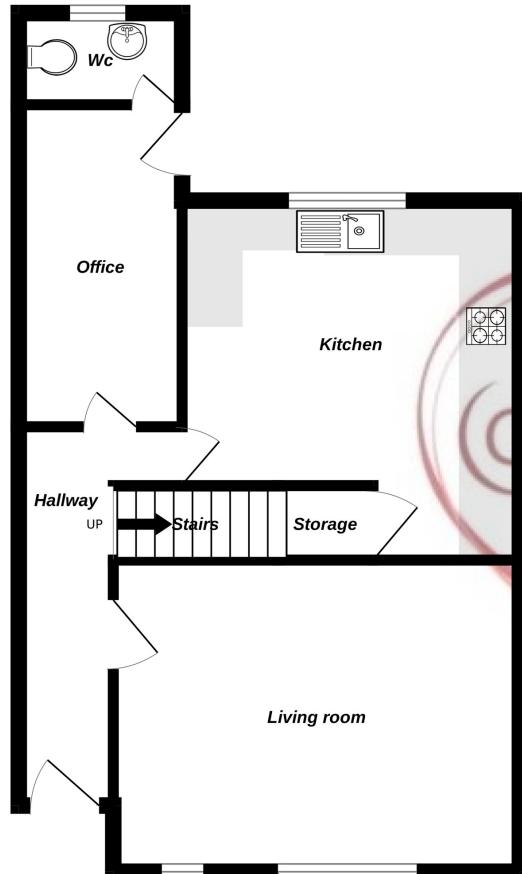
Brick

Coalfield or Mining

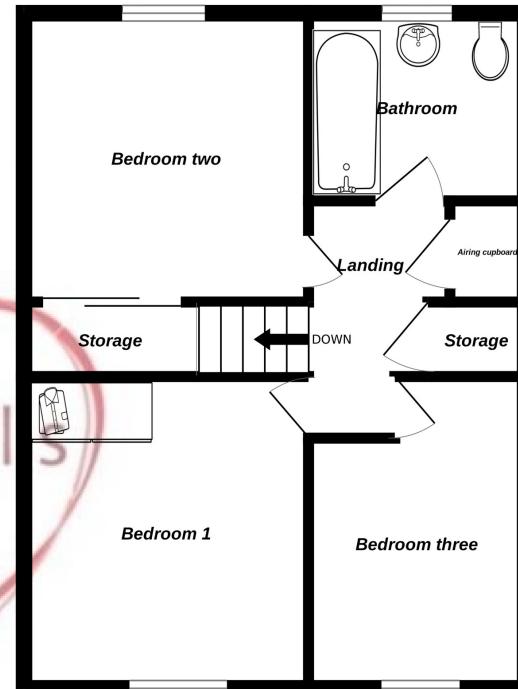
It is indicated that this property is located within 1km of a coalfield or mining area.



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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