

FOR
SALE



Petersmith Drive, New Ollerton, Newark, Nottinghamshire NG22 9SB

Chadwells
Estate & Letting Agents

£143,000 - Freehold

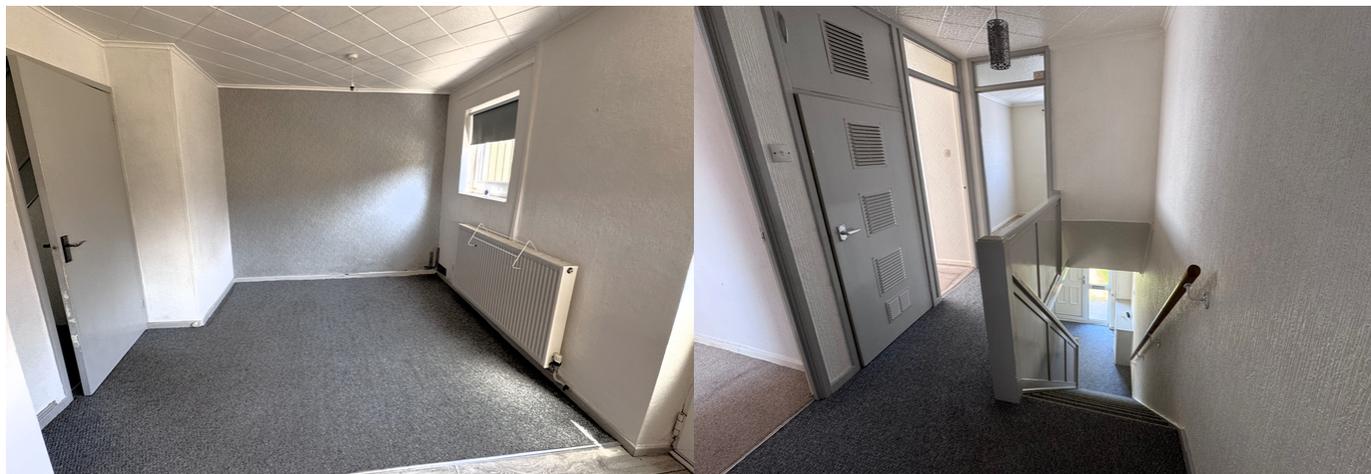
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Situated in a desirable location with no upward chain, this charming three-bedroom semi-detached house in New Ollerton offers an excellent opportunity for families and first-time buyers alike. Benefiting from a larger-than-average corner plot, the property boasts generous outdoor space alongside practical living accommodation, including a spacious kitchen diner and off-road parking to the front. Recently updated with a new gas central heating boiler installed in 2023, this home combines comfort with convenience and is ready to move into without delay.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Sat On A Larger Than Average Corner Plot
- Spacious Kitchen Diner
- Gas Central Heating - Boiler Fitted 2023
- Off Road Parking To The Front
- Located Close To Local Amenities



Entrance Hall

Accessed through a uPVC door to the front aspect and leading to living room, kitchen/diner and stairs to the first floor landing.

Lounge

3.63m x 4.43m (11' 11" x 14' 6") Bright and spacious lounge with dual aspect uPVC window to front and side, decorative brick fireplace, carpet, 2 radiators and ceiling light.

Kitchen/Diner

5.6m x 3.2m (18' 4" x 10' 6") Spacious kitchen/diner, laminate flooring in kitchen area and carpet flooring to the dining area. Range of floor and wall units with roll edge worktop inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine. Dual aspect uPVC windows to side and rear of property, with a uPVC door leading to rear aspect.

First Floor Landing

With carpet flooring, ceiling light, storage cupboard which also houses the Baxi boiler and loft access.

Bedroom One

3.04m x 3.97m (10' 0" x 13' 0") With carpet flooring, uPVC window to the side aspect, ceiling light and radiator.

Bedroom Two

3.01m x 3.2m (9' 11" x 10' 6") With carpet flooring, uPVC window to the rear aspect, ceiling light and radiator.

Bedroom Three

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

Bathroom

1.62m x 1.69m (5' 4" x 5' 7") Fitter with two piece suite comprising of bath with shower over and pedestal wash basin. Part tiled walls, vinyl flooring, ceiling light and obscure window to rear aspect.

W/C

0.85m x 1.69m (2' 9" x 5' 7") Low flush w/c, vinyl flooring, ceiling light and obscure window to rear aspect.

Externally

Sat on a larger than average corner plot. Private gated driveway leading to a car port, offering plenty of off road parking. Gardens to front, side and rear are mainly laid to lawn with established shrubs to the borders. There are two brick build storage sheds at the rear of the property offering essential storage.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Brick

EPC Rating: C (72)

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

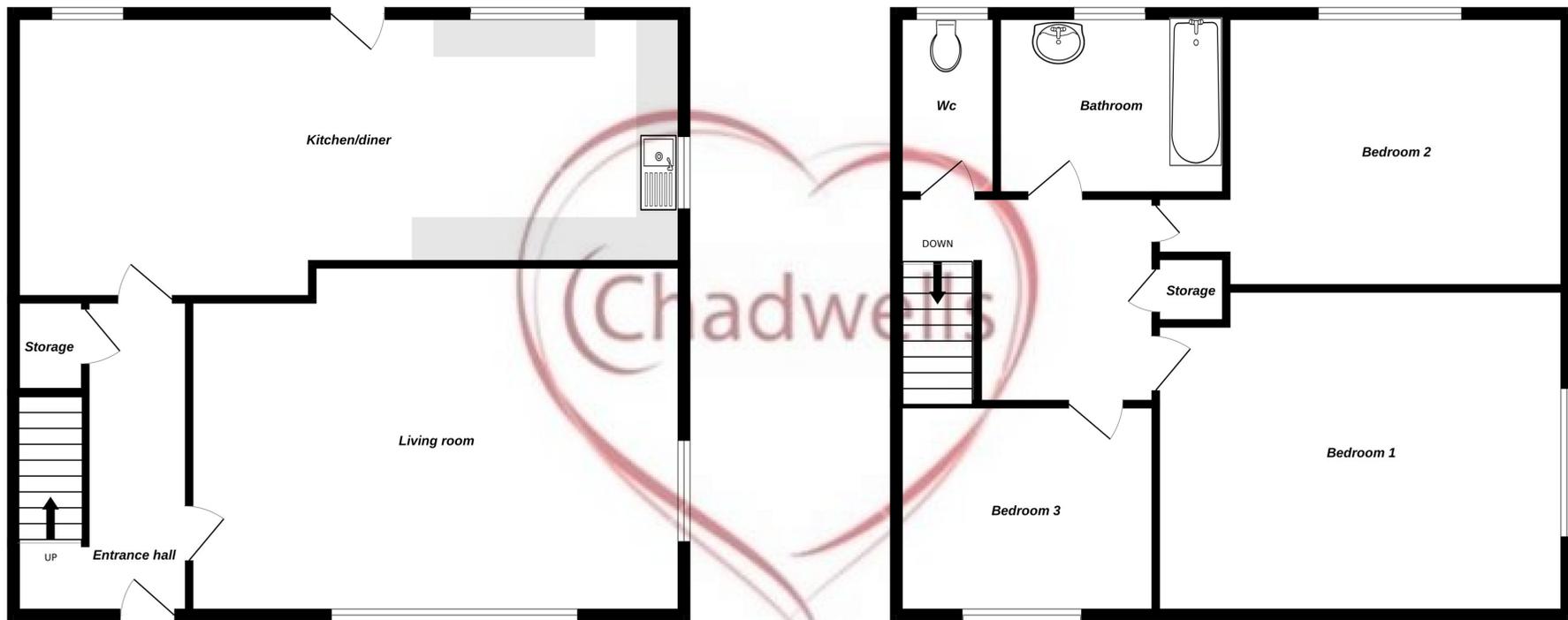
Any easements, servitudes, or wayleaves? No

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



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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