

FOR  
SALE



Fairholme Park, Ollerton, Newark, Nottinghamshire NG22 9AS

£105,000 - Freehold

Chadwells

Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 [Property@chadwells.co.uk](mailto:Property@chadwells.co.uk)

## PROPERTY SUMMARY

Welcome to this charming 2-bedroom park home situated in the peaceful surroundings of Ollerton. Perfectly suited for those seeking a comfortable and manageable living space, this property offers a cosy and practical layout designed to meet your everyday needs with ease.

## POINTS OF INTEREST

- Two Bedrooms
- Family sized bathroom with full bath
- Main gas central heating
- Allocated parking
- Ground rent and service charges apply
- Over 50's residential site



**Porch**

With carpet flooring and uPVC door leading into the main hallway.

**Hallway**

With carpet flooring, radiator, uPVC windows and door, doors to the two bedrooms, family bathroom and kitchen.

**Kitchen**

Modern kitchen wall and base units with square edge worksurfaces with inset sink, drainer and mixer tap. Space and plumbing for washing machine, integrated electric oven, gas hob with extractor above, fridge and freezer. Tiled splash backs, dual aspect windows, radiator, vinyl flooring and an opening into the lounge.

**Lounge**

With carpet flooring, radiator, focal fireplace with gas fire insert, french doors to the side and uPVC bay window to the front.

**Master Bedroom**

With carpet flooring, radiators, uPVC window and two built in wardrobes.

**Bedroom Two**

With carpet flooring, radiator, uPVC window and built in storage.

**Bathroom**

Fitted with a 3 piece suite comprising bath with shower over and glass screen. Hand wash basin, low flush WC, obscure window, fully tiled walls, vinyl flooring and radiator.

**Outside**

The front is laid to lawn which is maintained by the site owners.

Concrete store shed.

an allocated parking space in the resident carpark.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Allocated.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL. Cable.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

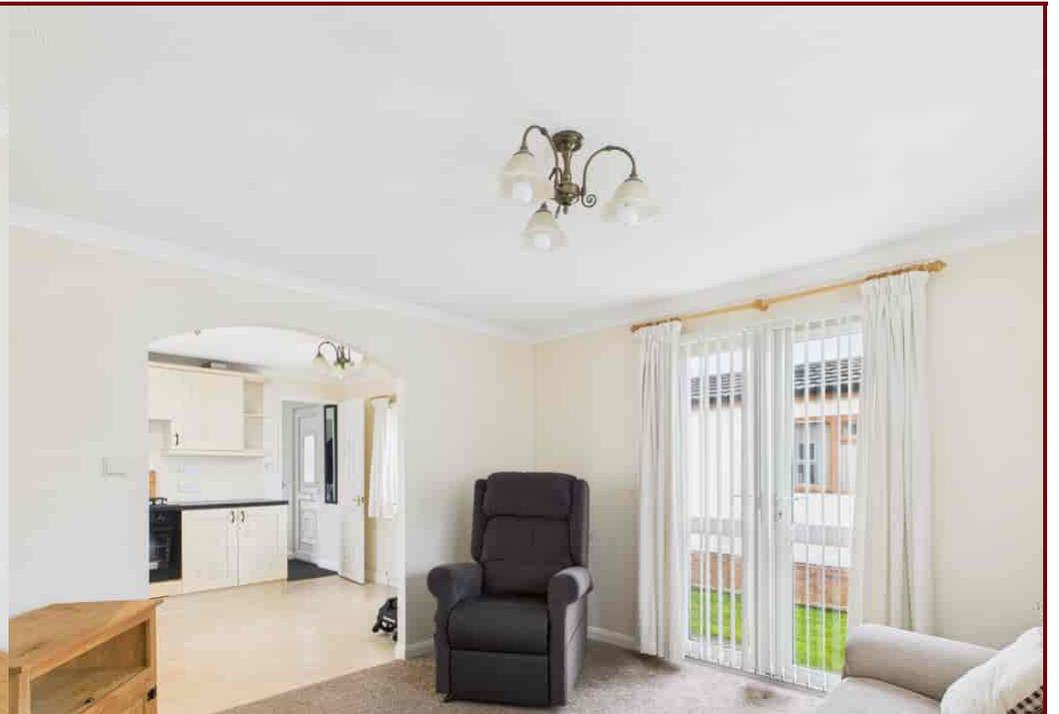
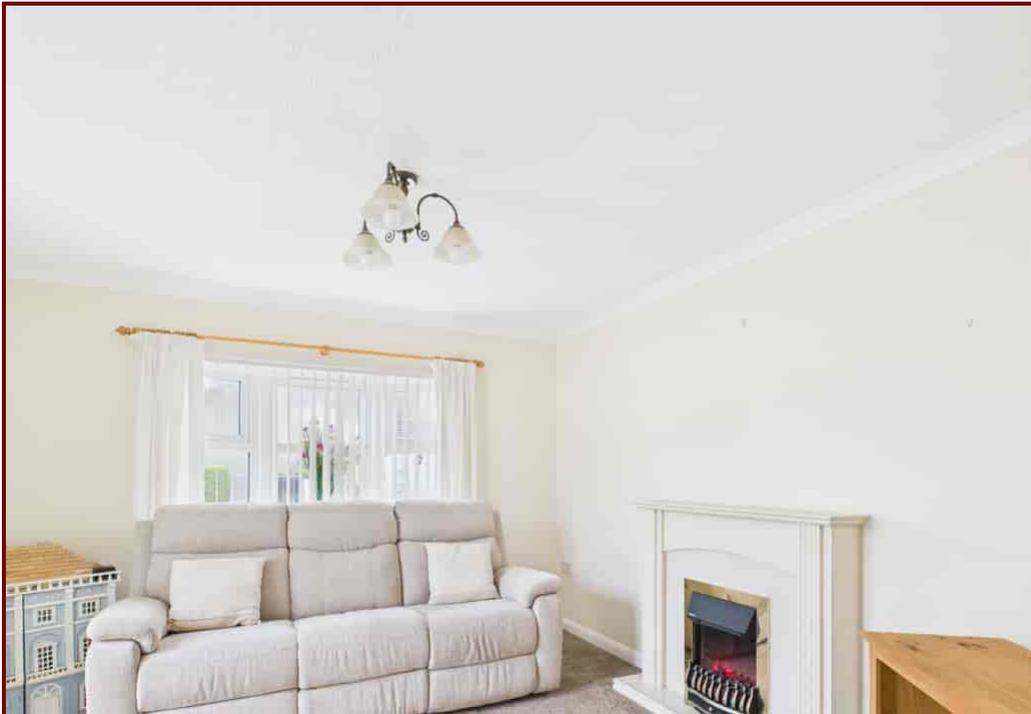
**Any risk of coastal erosion?** No

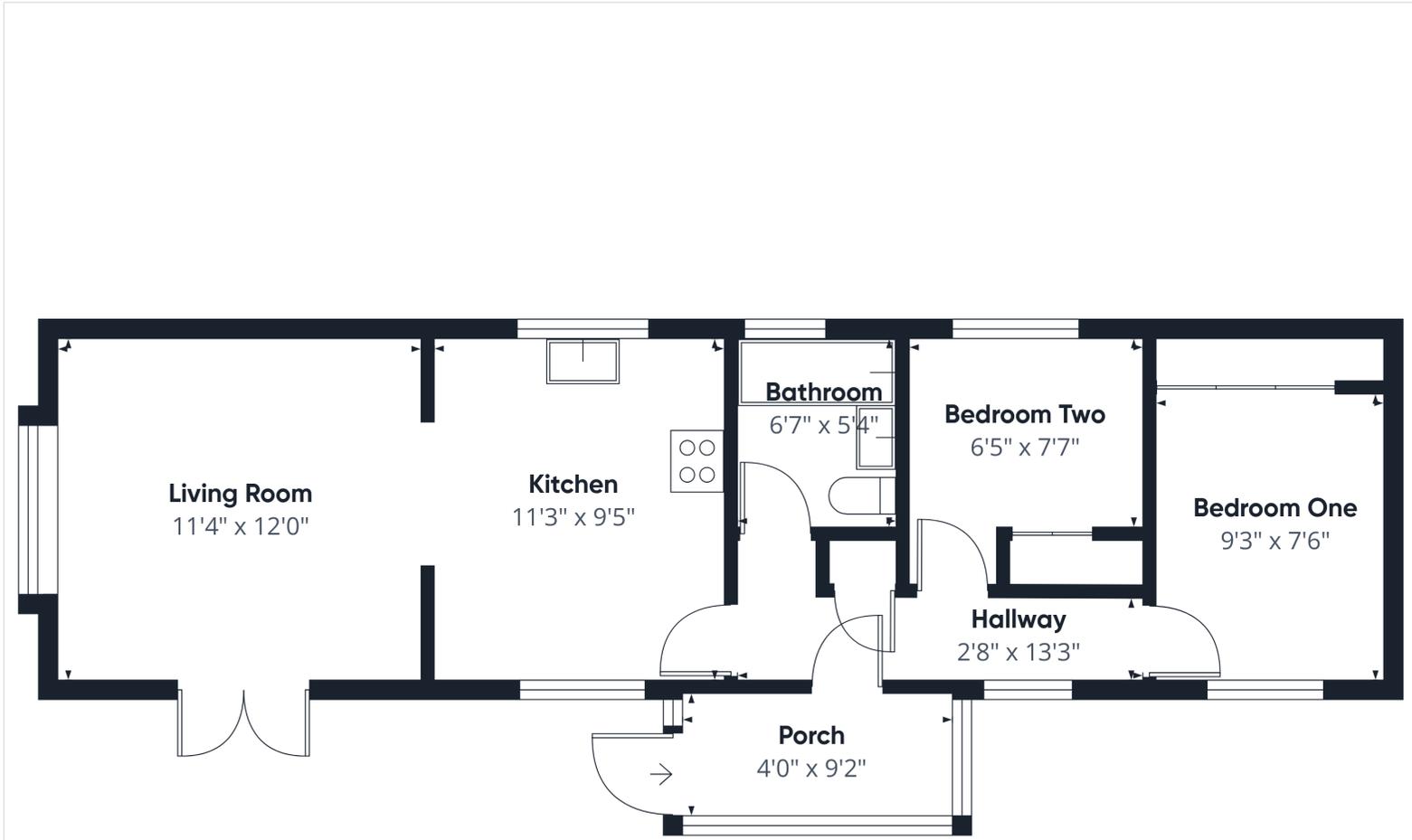
**Is the property listed?** No

**Are there any restrictions associated with the property?** Yes

**Any easements, servitudes, or wayleaves?** No

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





Approximate total area<sup>(1)</sup>  
510 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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