

FOR
SALE



Chestnut Drive, New Ollerton, Newark, Nottinghamshire NG22 9SJ

£150,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Perfect Property To Make Your Own... Situated in the heart of Ollerton this three bedroom semi detached house would make the perfect purchase for a first time buyer or investor. Internally the property boasts a spacious kitchen diner and lounge to the ground floor with the first floor housing three good sized bedrooms, bathroom and separate WC. Externally both the front and rear of the property are mainly laid to lawn with the front offering a concrete parking area. Viewings are a must to appreciate the potential this property has to offer.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Perfect Property To Make Your Own
- Gas Central Heating
- Off Road Parking
- Generous Rooms Throughout
- Enclosed Rear Garden



Entrance Hall

Accessed through a composite door to the front aspect and having laminate flooring, radiator, pendant light fitting and stairs off to the first floor landing.

Lounge

3.18m x 5.64m (10' 5" x 18' 6") With laminate flooring, two radiators, BT and TV points, dual aspect uPVC windows and two light fittings.

Kitchen Diner

4.04m x 5.85m (13' 3" x 19' 2") Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include dishwasher, fridge freezer, eye level electric oven and five ring gas hob. Space and plumbing for a washing machine, vinyl flooring, uPVC window to the rear aspect, two ceiling light fittings and uPVC door to the side aspect.

First Floor Landing

With carpet flooring, loft access, storage cupboard housing boiler and pendant light fitting.

Bedroom One

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

Bedroom Two

3.55m x 3.45m (11' 8" x 11' 4") With uPVC window to the front aspect, radiator and ceiling light fitting.

Bedroom Three

3.09m x 2.68m (10' 2" x 8' 10") With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bathroom

1.75m x 1.67m (5' 9" x 5' 6") Fitted with a two piece suite comprising of bath with electric shower over and a pedestal hand wash basin. Tiled walls and flooring, chrome radiator, obscure uPVC window to the rear aspect and ceiling light fitting.

Toilet

1.45m x 0.88m (4' 9" x 2' 11") Fitted with a low flush WC, obscure uPVC window to the rear aspect, tiled flooring and ceiling light fitting.

Externally

The front of the property is mainly laid to lawn with a concrete hardstanding area for off road parking. The rear of the property is fully enclosed and is accessed through a side gate from the front of the property. The garden set over three tiers and is mainly laid to lawn with a brick built store shed.

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: None.

Accessibility Types: None.

EPC Rating: D (66)

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

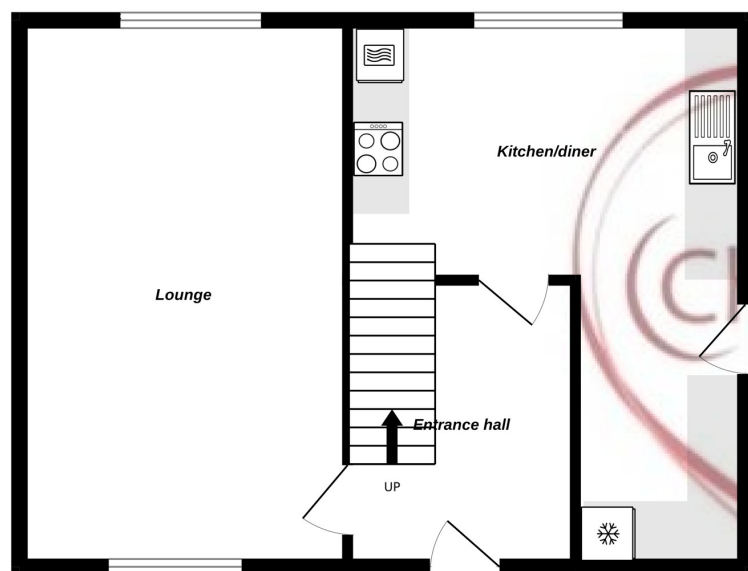
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

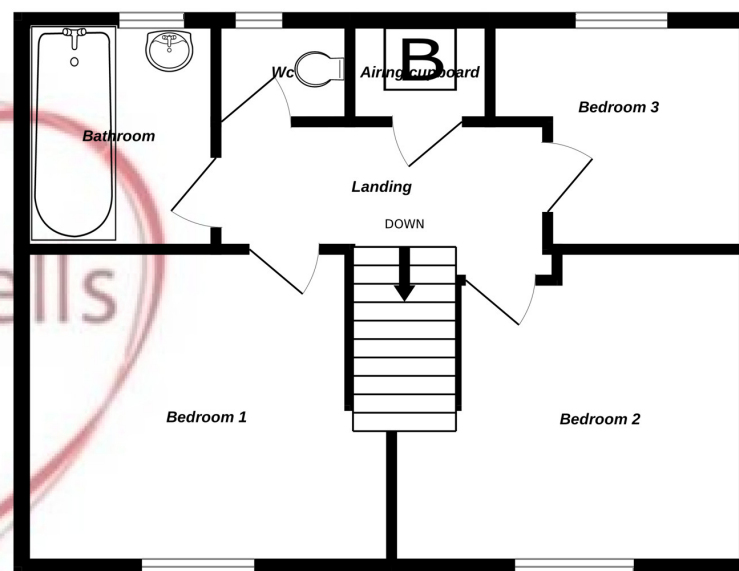
The existence of any public or private right of way? No



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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