

FOR
SALE



Griffin Road, New Ollerton, Newark, Nottinghamshire NG22 9WJ

£180,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Welcome to this charming three-bedroom semi-detached house situated in the heart of New Ollerton, offering a perfect blend of comfort, convenience, and modern living. This property boasts a thoughtfully designed layout including a spacious reception room, a modern fully fitted kitchen diner, a cloakroom, and a family bathroom. Enhanced by gas central heating throughout, a private driveway leading to a garage, and a delightful private rear garden, this home represents an excellent opportunity for first-time buyers, couples, or small families seeking a peaceful yet well-connected lifestyle.

POINTS OF INTEREST

- Three Bedroom Semi Detached House
- Modern Fully Fitted Kitchen Diner
- Cloakroom
- Gas Central Heating
- Private Driveway Leading to Garage
- Private Rear Garden
- Close To Local Amenties
- Great Transport Links



Entrance Hall

Composite door, uPVC window to side elevation, radiator, ceiling light fitting, carpet flooring and doors leading to lounge and WC.

Cloakroom

Obscure uPVC double glazed window to side, two piece white suite, ceiling light fitting, radiator and vinyl flooring.

Living Room

Bright and airy living room with open staircase and uPVC double glazed window to front, ceiling light fitting and carpet flooring. Large walk in cupboard with carpet and coat hooks.

Kitchen/Diner

Fitted with a range of wall and base units with roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Electric oven with gas hob and extractor fan above, uPVC window to the rear, radiator, ceiling light fitting, vinyl flooring and uPVC French doors leading to patio area.

First Floor Landing

Stairs and landing with carpet flooring, radiator, ceiling light and loft access.

Bedroom One

Ceiling light fitting, carpet flooring, radiator and uPVC double glazed window to front elevation.

Bedroom Two

Radiator, uPVC double glazed window to rear and ceiling light fitting.

Bedroom Three

Ceiling light fitting, radiator, carpet flooring, wardrobe and uPVC double glazed window to rear.

Family Bathroom

White 3 piece suite comprising of white pedestal wash basin, low flush toilet and bath with over bath shower. Walls around bath and shower are tiled. Obscure window to rear of property. Radiator, ceiling light and extractor fan.

External

Front garden mainly laid to lawn with gravel driveway leading to single garage with up and over garage door. The garage also benefits from power and lighting and access to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with decorative gravel patio area.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Average thermal transmittance 0.14 W/m²·K

Roof: Average thermal transmittance 0.1 W/m²·K

Walls: Average thermal transmittance 0.28 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

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

EPC Rating: B (82)

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

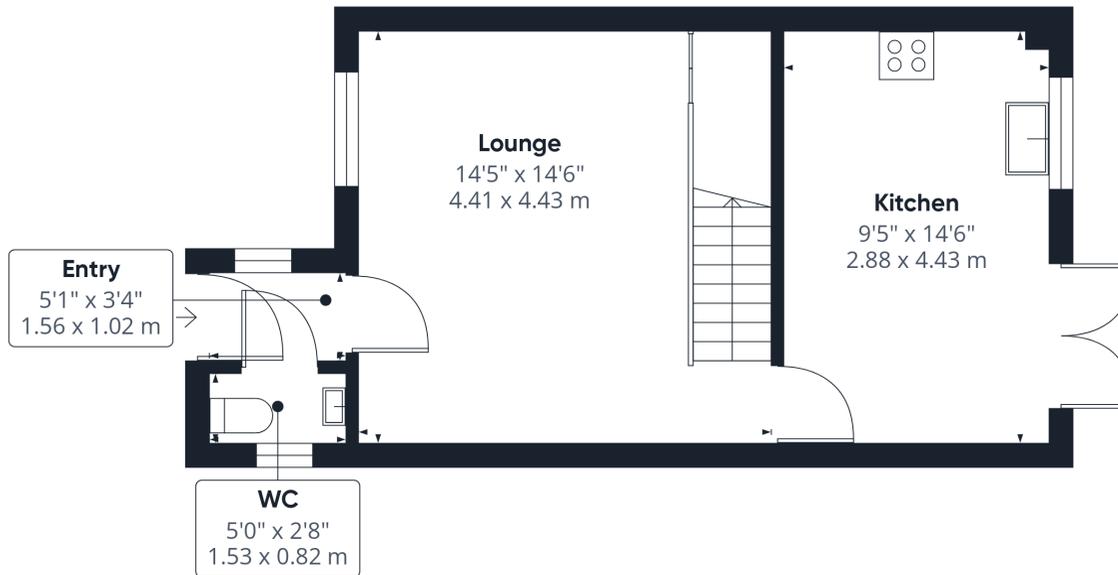
Is the property listed? No

Are there any restrictions associated with the property? No

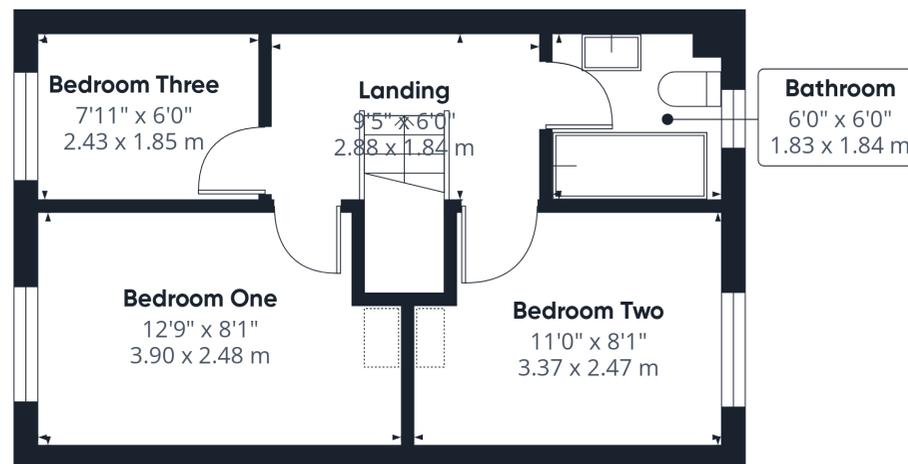
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

696 ft²

64.7 m²

(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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