

FOR  
SALE



George Dere Close, New Ollerton, Newark, Nottinghamshire NG22 9UF

£140,000 - Freehold

Chadwells

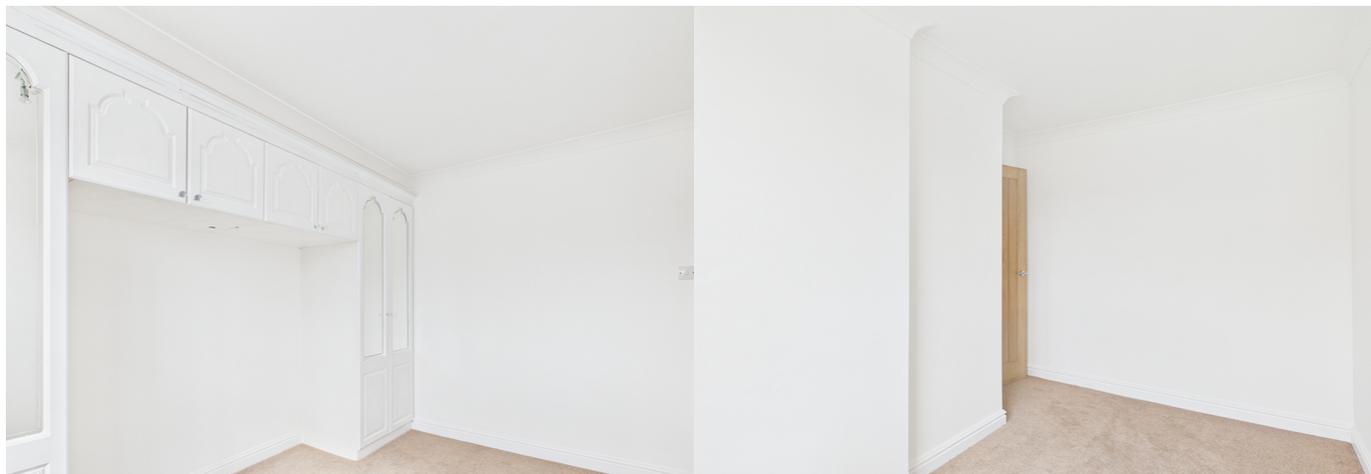
Estate & Letting Agents

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

## PROPERTY SUMMARY

## POINTS OF INTEREST

- Ready to move straight into
- Freshly decorated throughout
- New flooring throughout
- New internal doors throughout
- New boiler December 2024
- No upward chain



#### **Entrance Porch**

Enter through the uPVC door into the entrance porch with herringbone wood effect vinyl flooring.

#### **Lounge**

With the stairs off to the first floor, herringbone wood effect flooring, store cupboard, radiator and double doors into the kitchen.

#### **Kitchen**

Fitted with wall and base units, roll top work surfaces with inset sink, drainer and mixer tap. Integrated electric oven with gas hob with extractor above. space and plumbing for washing machine and fridge/freezer. Tile effect vinyl flooring, french doors to the rear garden and uPVC window.

#### **Stairs and Landing**

With carpet flooring, doors to the three bedrooms, family bathroom and airing cupboard housing water tank. Loft access.

#### **Master Bedroom**

With carpet flooring, radiator, uPVC window to the front and built in wardrobes.

#### **Bedroom Two**

With carpet flooring, radiator, uPVC window to the rear.

#### **Bedroom Three**

With carpet flooring, radiator, uPVC window to the front and built in store cupboard.

#### **Family Bathroom**

Fitted with a white three piece suite comprising bath with shower over, low flush WC and hand wash basin. Fully tiled walls, vinyl flooring, radiator and obscure window.

#### **Outside**

The front of the property has a gated driveway with a small lawn area.

The back is fully enclosed and is laid to artificial lawn and has a raised patio area. Rear gated access.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

### **Building Safety**

No

### **Mobile Signal**

4G great data and voice

### **Construction Type**

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 150 mm loft insulation

Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

### **Existing Planning Permission**

No

### **Coalfield or Mining**

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

Has the property been flooded in last 5 years? No

### **Flooding Sources:**

Any flood defences at the property? No

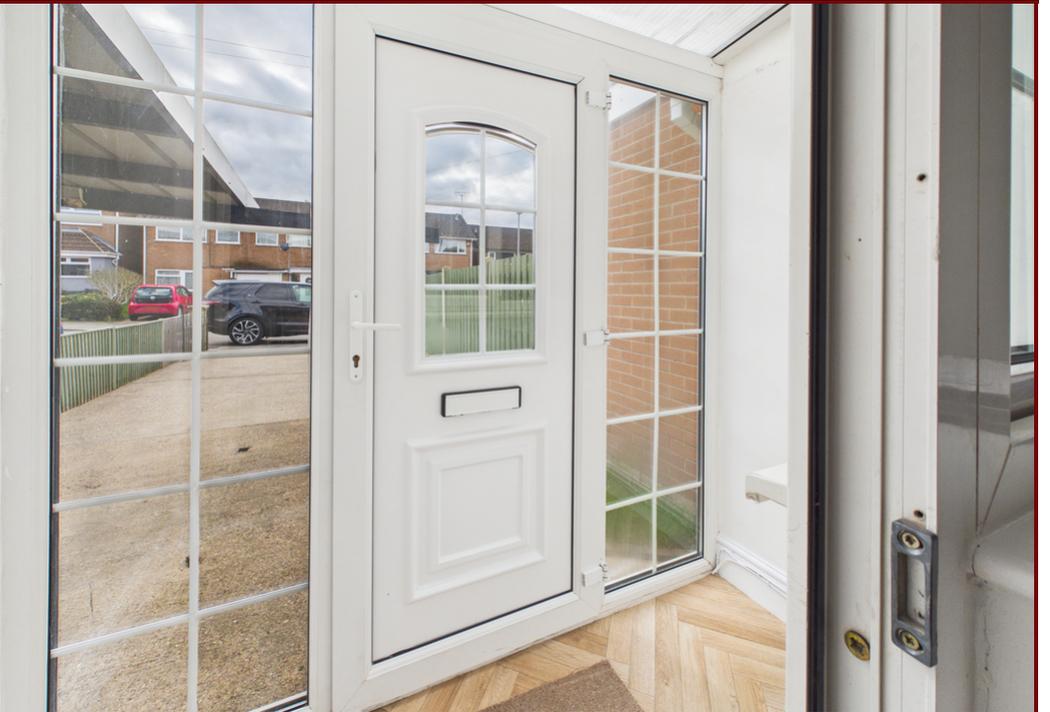
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

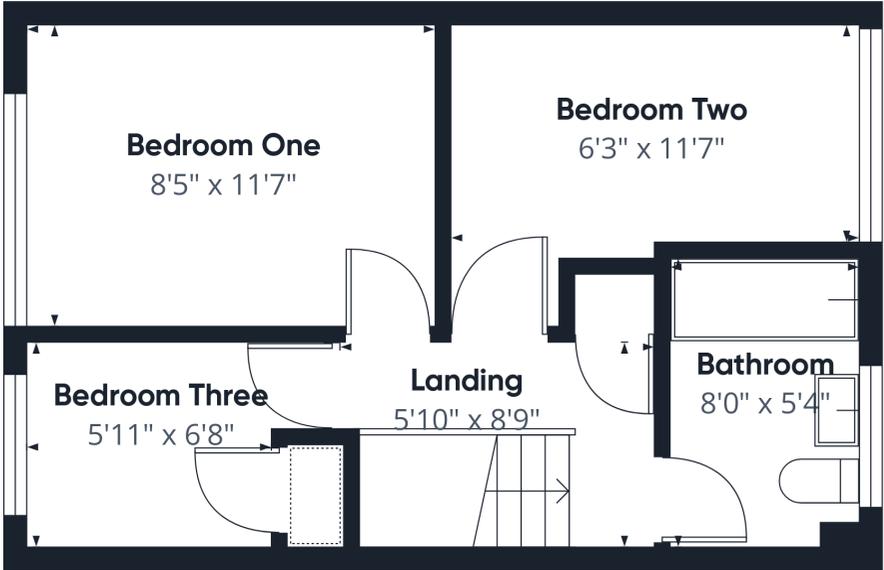
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



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

**Reduced headroom**  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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