

**FOR
SALE**



Briar Road, New Ollerton, Newark, Nottinghamshire NG22 9SY

£150,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

This three bedroom semi-detached house offers its buyer the perfect opportunity to modernise throughout...This semi detached property comprises three bedrooms, kitchen, lounge/diner and family bathroom. The property also benefits from the additional off road parking and a large rear garden. This property is a must see, call today to arrange your viewing.

POINTS OF INTEREST

- Semi Detached Three Bedroom House
- Modern Kitchen
- Good sized Lounge/Diner
- Conservatory
- Large Rear Garden



Entrance Hall

UPVC entrance door to the side, with carpet flooring, wood cladding to walls, radiator and storage cupboard under stairs.

Lounge/Diner

Upvc double glazed window to the front elevation, dining area has laminate flooring to distinguish the eating area, carpet flooring within the lounge space, log burner with wooden fireplace and marble effect hearth, radiator and patio doors leading to the conservatory.

Conservatory

Wood french doors and window to the rear and offering great views of the garden.

Kitchen

Upvc window to rear, high gloss base units with roll edge work surface over, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated electric oven with hob over, extractor hood, wall mounted boiler and space for washing machine.

Landing

Upvc double glazed window to the side, stairs leading to ground floor, carpet flooring and loft access.

Bedroom One

Upvc double glazed window to the rear, carpet flooring and radiator.

Bedroom Two

Upvc double glazed window to the rear, carpet flooring and radiator.

Bedroom Three

Upvc double glazed window to front, carpet flooring and radiator.

Bathroom

With a fitted three piece suite comprising bath, sink set in vanity unit and low flush WC, uPVC obscure window to side and vinyl flooring.

Outside

The front garden is laid mainly to lawn with shared driveway offering off road parking and access to the rear garden.

The large rear garden is laid mainly to lawn, good sized patio area, garden shed and gated access to the driveway.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: On Street.

Heating Sources: Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Construction Type

Brick and mort

EPC Rating: D (62)

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

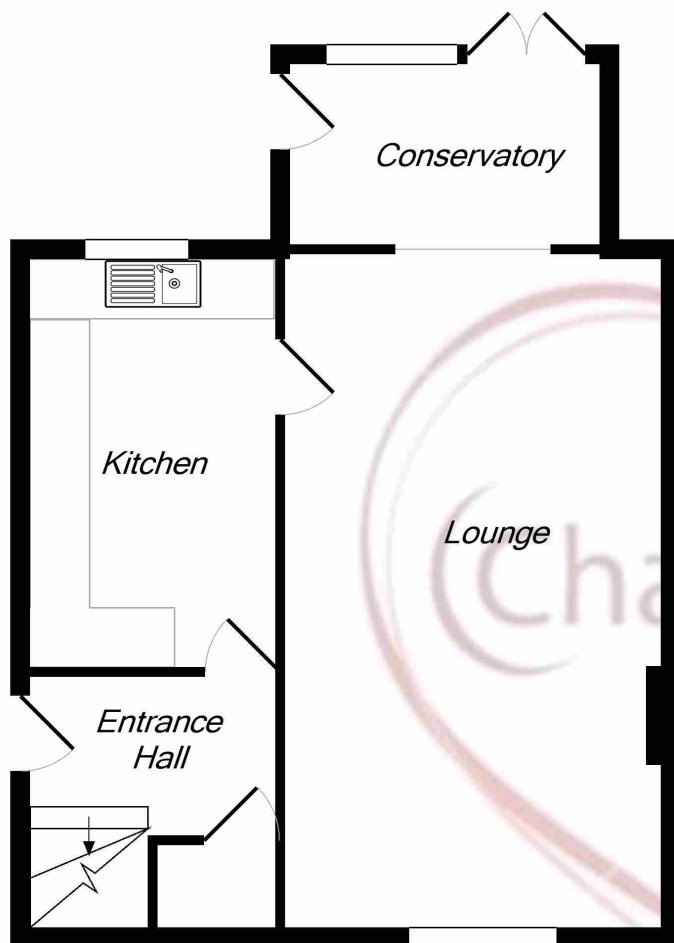
Is the property listed? No

Are there any restrictions associated with the property? No

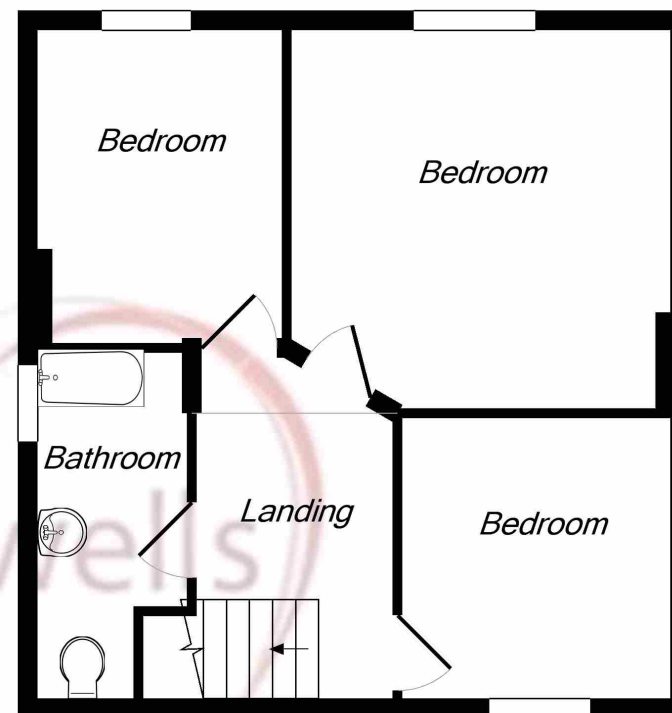
Any easements, servitudes, or wayleaves? No

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





*Ground Floor
Approx. Floor
Area 560 Sq.Ft.
(52.0 Sq.M.)*



*1st Floor
Approx. Floor
Area 478 Sq.Ft.
(44.4 Sq.M.)*

Total Approx. Floor Area 1038 Sq.Ft. (96.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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