

**FOR
SALE**



The Markhams, New Ollerton, Newark, Nottinghamshire NG22 9QY

Auction £110,000 - Freehold

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

Chadwells
Estate & Letting Agents

PROPERTY SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

Offered For Sale With No Upward Chain...This three bedroom semi detached house is located in the popular residential area of New Ollerton and sits proudly on a good size plot and boasts spacious rooms throughout, with a large lounge, kitchen/diner, three good sized bedrooms and family bathroom. Externally the property offers a front garden which is mainly laid to lawn with private driveway offering ample off street parking. Gated access to the rear of the property and private fenced rear garden. We highly recommend a viewing to fully appreciate the quality of the accommodation on offer. Ring branch as soon as possible on 01623 861861 to arrange a viewing.

POINTS OF INTEREST

- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Three Bedroom Semi Detached
- Large Lounge
- Spacious Kitchen Diner
- Upstairs Family Bathroom
- Garden To Front And Rear
- Private Drive and Ample Off Street Parking



Entrance Hall

UPVC door with obscure glass panel to front aspect, cushioned vinyl flooring, doors leading into kitchen/diner and lounge. Having stairs to first floor landing.

Lounge

19.7m x 11.3m (64' 8" x 37' 1") Cushioned vinyl flooring, radiator, uPVC window to front aspect and patio doors to rear aspect. Having wooden fire surround with marble hearth and gas fire with back boiler.

Kitchen/Diner

19.7m x 11.0m (64' 8" x 36' 1") Fitted with cream wall and base units with roll top work surface incorporating stainless steel sink/drainage with mixer tap. Space and plumbing for washing machine and cooker. Extractor fan, tiled splash back and two radiators. Cushioned vinyl flooring, under stairs store cupboard, uPVC windows to rear and side aspect. uPVC door with obscure glass panel to side.

First Floor Landing

Carpet flooring, access to loft and airing cupboard that houses the water tank.

Bedroom One

10.4m x 11.6m (34' 1" x 38' 1") Carpet flooring, radiator, TV point and window to front aspect. Also benefiting from built in wardrobes.

Bedroom Two

9.0m x 11.10m (29' 6" x 36' 5") Carpet flooring, radiator, TV point and window to rear aspect.

Bedroom Three

Carpeted flooring, radiator and window to front aspect.

Bathroom

7.8m x 5.10m (25' 7" x 16' 9") Fitted with a three piece suite comprising of panel bath with overhead shower, low level WC and pedestal wash hand basin. Radiator, part tiled walls, cushioned vinyl flooring and obscure uPVC window to rear aspect.

Externally

The larger than average front garden is mainly laid to lawn with planted borders and private driveway, giving ample off road parking. Gated access to carport and outside storage. There is a large enclosed rear garden with raised lawns, planted borders and a block paved patio area.

Auctioneer Comments**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneer Additional Comments**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Non Standard

EPC Rating: E (46)

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

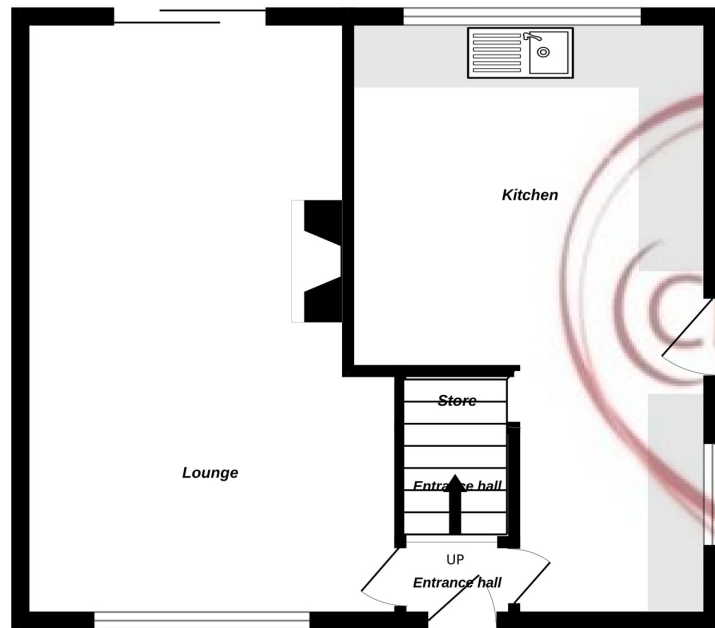
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

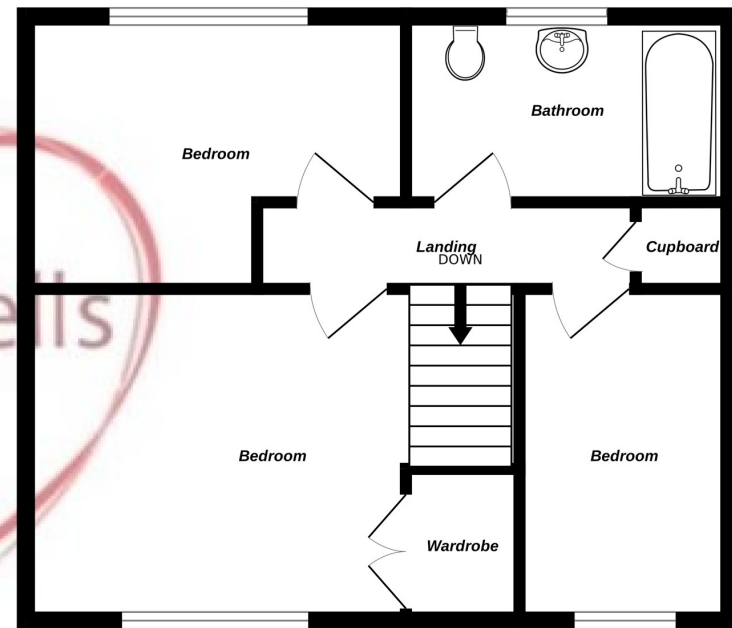
The existence of any public or private right of way? No



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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