

**FOR  
SALE**



**Petersmith Drive, New Ollerton, Newark, Nottinghamshire NG22 9RZ**

**£142,500 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Spacious Property Ready To Make Your Own...Nestled in the heart of the desirable New Ollerton area, this charming three-bedroom semi-detached house presents a fantastic opportunity for those looking to secure a comfortable family home with excellent potential. Boasting a blank canvas for you to personalise and create your dream living space, this property is offered for sale with no upward chain, making the purchasing process smooth and hassle-free.

## POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Blank Canvas To Make Your Own
- Three Generous Bedrooms
- Gas Central Heating
- Double Glazing
- Desirable Location



**Entrance Hall**

Accessed through a wooden obscure glazed door to the front aspect and having carpet flooring, radiator, pendant light fitting and stairs off to the first floor landing.

**Kitchen Diner**

Fitted with a range of wall and base units having roll top work surfaces over inset with a composite sink, drainer and mixer tap. Integrated electric oven with hob and extractor fan over. Space for fridge/ freezer and washing machine, tiled splash backs, carpet flooring, uPVC window to the side aspect, two ceiling light fittings, two radiators and patio doors leading to the rear garden.

**Lounge**

With a feature fire having a marble insert, hearth and a wooden surround. Dual aspect uPVC windows, two radiators, two pendant light fittings and BT point.

**First Floor Landing**

With carpet flooring, pendant light fitting and loft access.

**Bedroom One**

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

**Bedroom Two**

With dual aspect uPVC windows, carpet flooring, radiator and pendant light fitting.

**Bedroom Three**

With uPVC window to the rear aspect, carpet flooring, radiator and pendant light fitting.

**Shower Room**

Fitted with a three piece suite comprising of large shower cubicle with electric shower, low flush WC and wall mounted hand wash basin. Fully tiled walls, radiator, obscure uPVC window to the rear aspect and two ceiling light fittings.

**Externally**

To the front aspect the garden is laid to lawn with mature hedge boarder and steps down to the property.

The rear garden is laid mainly to lawn and has an array of mature trees and shrubs and a raised patio area.

## MATERIAL INFORMATION

**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 (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

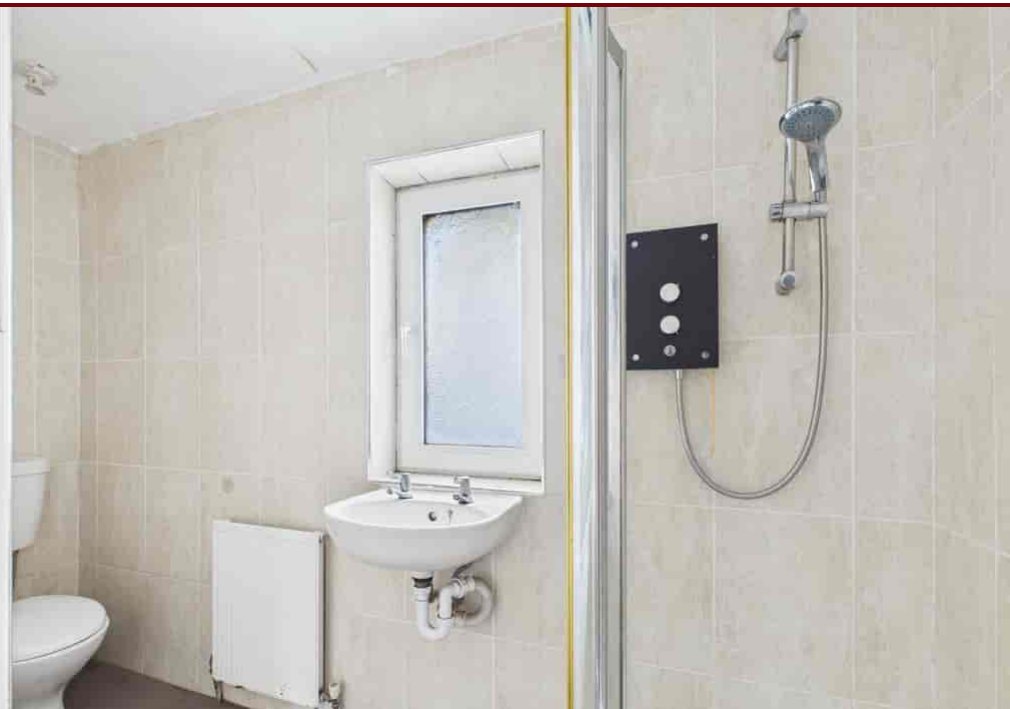
**Is the property listed?** No

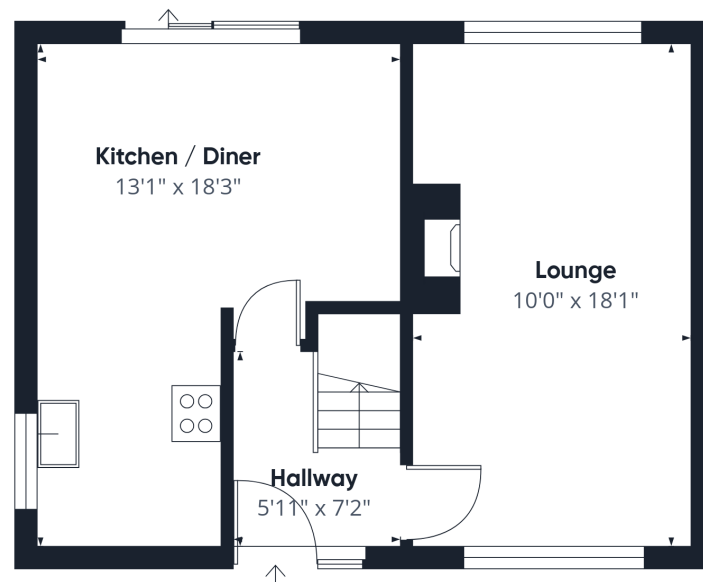
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

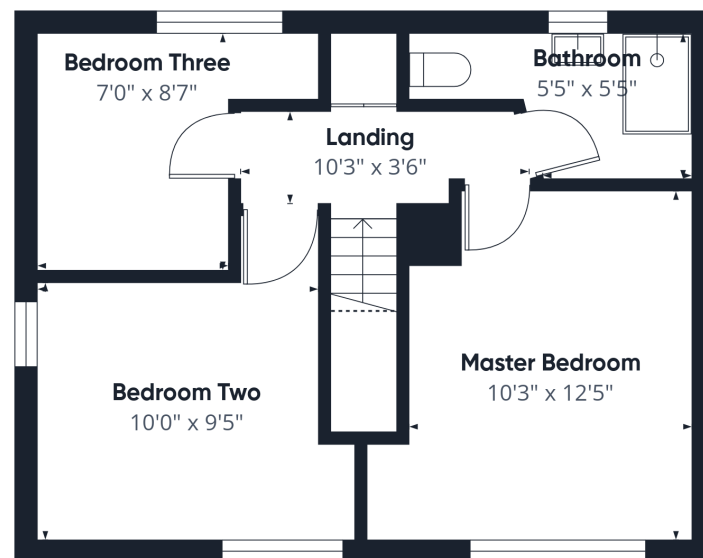
**The existence of any public or private right of way?** No







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
805 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.

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