

FOR
SALE



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

£160,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Pack your bags and move straight in to this lovely, 'ready to go home'... Ready to move straight into, this beautifully presented 2-bedroom semi-detached property offers modern living, a private garden, and a garage - all in a sought-after residential location. Perfect for first-time buyers or young couples looking for their starter home.

POINTS OF INTEREST

- Low-maintenance outdoor space
- Garage & Driveway
- No Upward Chain
- Stylish Fitted Kitchen



Entrance Hall

Enter through the composite door into the entrance hall with carpet flooring, stairs off to the first floor and door leading into the lounge.

Lounge

With laminate flooring, radiator, under stairs storage cupboard, uPVC window to the front aspect and doors leading into the entrance hall and kitchen/diner.

Kitchen/Diner

Fitted with wall and base units, square edge worksurfaces' with inset stainless steel sink, drainer and mixer tap. Integrated oven and hob with extractor above. Space and plumbing for washing machine, dishwasher and freestanding fridge/freezer. Dining area, vinyl flooring, door leading into the cloak room and uPVC window and french doors to the rear garden.

Cloakroom

With low flush WC and hand wash basin.

Landing

Carpet flooring, doors leading to the two bedroom, family bathroom and loft access.

Master Bedroom

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

Bedroom Two

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

Bathroom

Fitted with a three piece suite comprising bath with main fed shower over and glass screen. Low flush WC, hand wash basin, part tiled walls, radiator, obscure window and vinyl flooring.

Outside

The front of the property is laid to lawn and has a private driveway that leads to the garage.

The rear garden is laid mainly to lawn, there is a patio pathway leading out the garage rear door and a decked area for seating.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. Cable.

Accessibility Types: None.

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



