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

£135,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

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

- 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/drainer 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.

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

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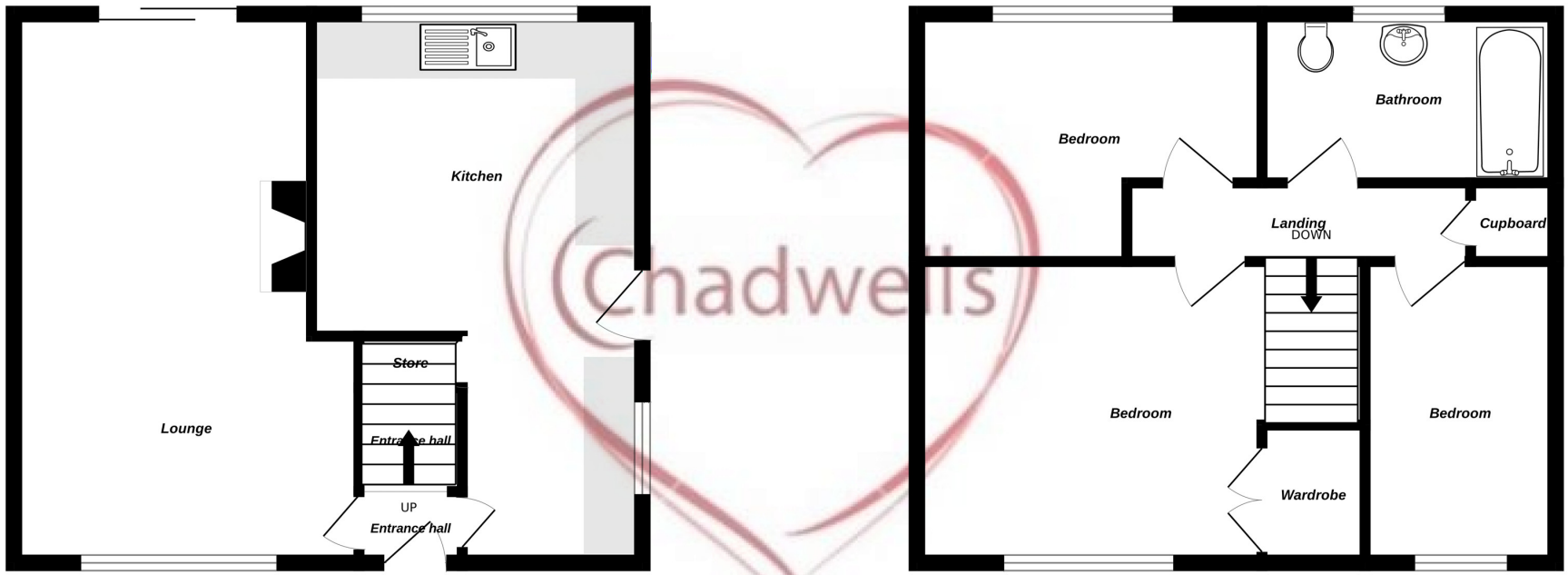
Ground Floor

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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