

FOR
SALE



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

£120,000 - 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 boasts spacious rooms throughout, with a large lounge, kitchen/diner, three good sized bedrooms, family bathroom and separate W/C. 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, car port and private fenced private 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

- No Chain
- Three Bedroom Semi Detached
- Spacious Living Room
- Garden To Front And Rear
- Private Drive and Ample Off Street Parking
- Non Standard Construction - 'wimpy no fine'



Entrance Hall

UPVC door with obscure glass panel to front aspect, carpet flooring, door leading into lounge. Having stairs to first floor landing.

Lounge

19.8m x 9.11m (65' 0" x 29' 11") Carpet flooring, radiator, dual aspect uPVC windows to front and rear aspect, decorative fire surround with gas fire and two ceiling lights.

Kitchen/Diner

8.8m x 11.0m (28' 10" x 36' 1") 8.8m x 11.0m (28' 10" x 36' 1") Fitted with a range of wall and base units with roll top work surface incorporating stainless steel sink/drainers with mixer tap. Vinyl flooring and uPVC window overlooking the rear aspect of the property.

Utility Room

9.8m x 6.5m (32' 2" x 21' 4") Vinyl flooring, ceiling light, base units to match the kitchen with space and plumbing for washing machine. Under stairs store cupboard, uPVC window and door to side aspect.

First Floor Landing

Carpet flooring, ceiling light, cupboard and loft access.

Master Bedroom

11.9m x 10.4m (39' 1" x 34' 1") Carpet flooring, radiator, uPVC window to front aspect. Also benefiting from a built in wardrobe.

Bedroom Two

9.2m x 13.3m (30' 2" x 43' 8") Carpet flooring, radiator, uPVC window to rear aspect.

Bedroom Three

10.8m x 6.6m (35' 5" x 21' 8") Carpeted flooring and window to front aspect.

Bathroom

5.9m x 4.11m (19' 4" x 13' 6") Fitted with a two piece suite comprising of panel bath and low level WC. Radiator, laminate flooring and obscure uPVC window to rear aspect.

W/C

5.10m x 2.7m (16' 9" x 8' 10") Separate toilet with low flush W/C, vinyl flooring, ceiling light and obscure uPVC window to rear aspect.

Externally

The 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 private rear garden with raised lawns, planted borders and a block paved patio area.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Non Standard Construction - 'wimpy no fine'

EPC Rating: C (71)

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

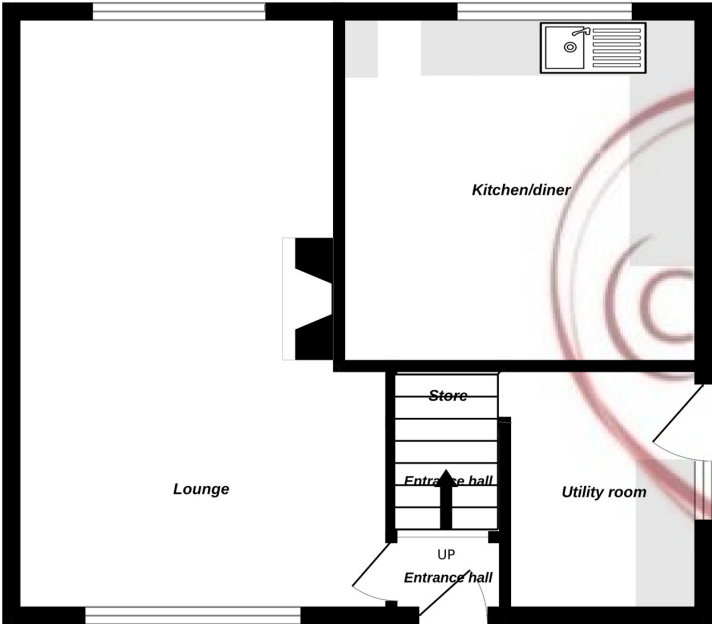
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

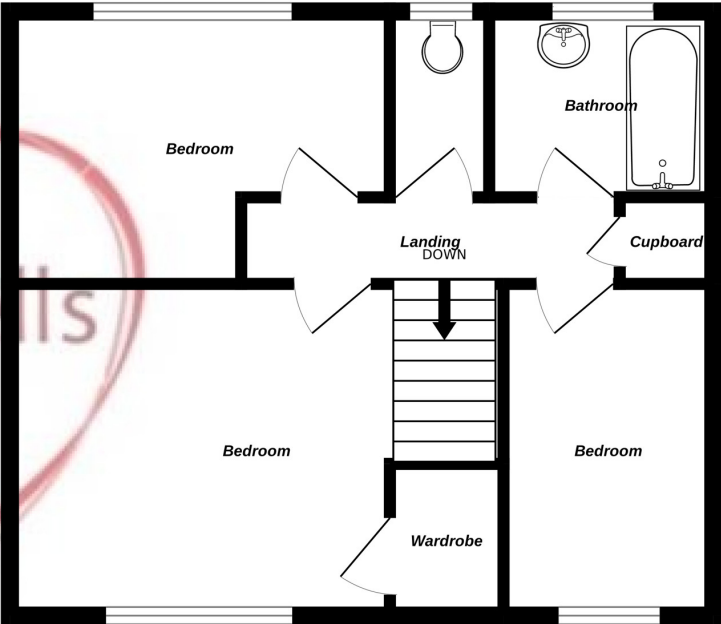
The existence of any public or private right of way? No



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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