

FOR
SALE



Kingsway Avenue, New Ollerton, Newark, Nottinghamshire NG22 9TU

Chadwells
Estate & Letting Agents

Offer in Region of £135,000 - Freehold Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Welcome to this charming three-bedroom terraced house located on the edge of New Ollerton, offering a perfect blend of comfort and convenience. Nature enthusiasts will appreciate the proximity to scenic countryside walks, offering a peaceful retreat with Breck Forest being just minutes from your doorstep. Boasting a private south-facing front garden, this delightful home enjoys plenty of natural light throughout, complemented by neutral décor that creates a warm and inviting atmosphere. Ideal for families or first-time buyers, the property features two spacious reception rooms, family bathroom, and a detached garage, providing ample space and practical living arrangements.

POINTS OF INTEREST

- Three Bed Terraced
- Neutral Decor Throughout
- Three Well Proportioned Bedrooms
- Private South Facing Front Garden
- Detached Garage
- Close to local amenities
- Close to Country Side Walks



Entrance Hall

Vinyl flooring, and access to 1st floor.

Living Room

Bright and airy living room with uPVC window to front aspect and overlooking the south facing private front garden. Carpet flooring, radiator and ceiling light.

Kitchen

Fitted with a range of white wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob and extractor fan over. Space and plumbing for washing machine. Vinyl flooring, ceiling light and radiator. UPVC window and door to rear aspect.

Family/Dining Room

Vinyl flooring, radiator, ceiling light, built in storage cupboard and uPVC window to rear aspect.

First Floor Landing

With carpet flooring, ceiling light, two storage cupboards and access to partly boarded loft space.

Bedroom One

Spacious double bedroom with uPVC window to front aspect, built in storage, carpet flooring, radiator and ceiling light.

Bedroom Two

Spacious double bedroom with uPVC window to rear aspect, built in storage, carpet flooring, radiator and ceiling light.

Bedroom Three

Carpet flooring, radiator, ceiling light and uPVC window to front aspect.

Family Bathroom

Fitted with three piece suite which comprises of low flush w/c, pedestal wash basin and bath with shower over. Vinyl floor, radiator, ceiling light, towel warmer and obscure window to rear aspect.

Externally

To the front of the property you have a well maintained and private, south facing garden which has both lawn and patio areas with established shrubs around the borders. To the rear of the property you will find a private low maintenance garden together with plenty of storage with an out building and shed.

The single garage is located a stones throw away with access thorough the front garden or from the road.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,721.00

Parking Types: Communal. Garage.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Brick and tile roof

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

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

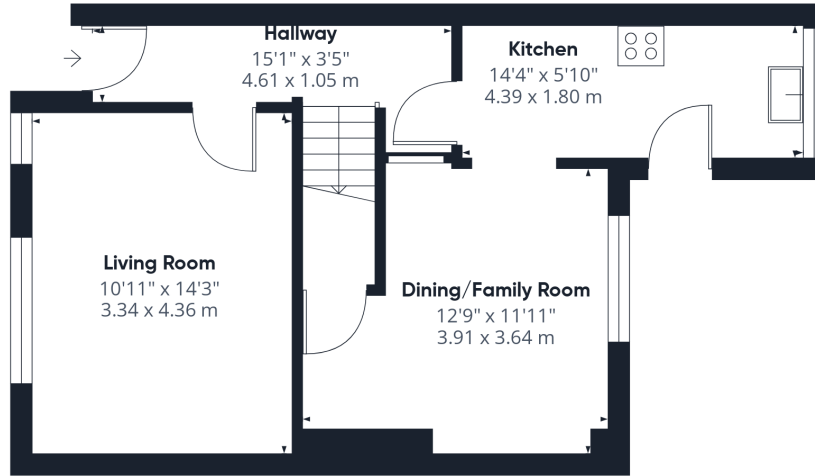
Is the property listed? No

Are there any restrictions associated with the property? No

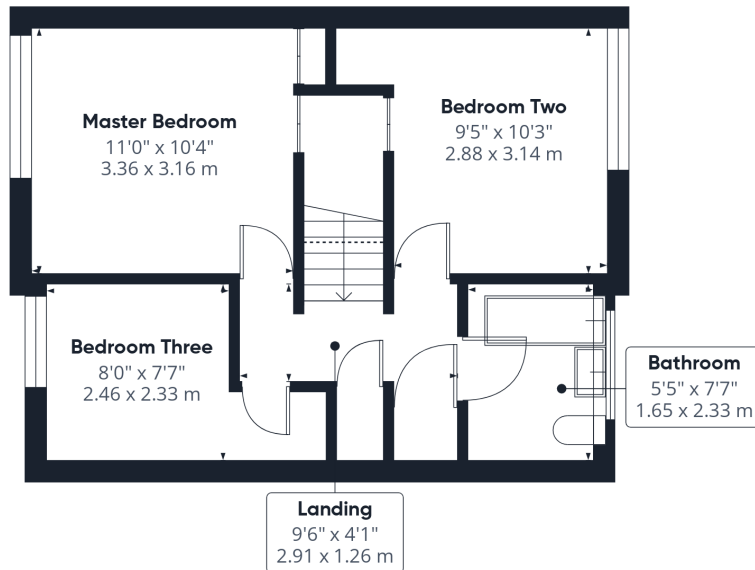
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

855 ft²
79.6 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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