



£175,000

BANKSMAN WAY | NEW OLLERTON | NEWARK | NG22 9WS

**BuckleyBrown**
ESTATE AGENTS

TOO GOOD TO LAST!...This two bedroomed semi-detached home has been well cared for, with accommodation that is well proportioned and perfect to make your own. This property benefits from unobstructed views of open grass areas to the front. Lets take a look inside..

Starting with the living room which is fitted with a window to the front elevation allowing a wealth of natural daylight to flow through. The open plan kitchen/diner hosts an array of wall, base and drawer units with essential integrated appliances and ample furniture space to enjoy dinner with family and friends. This room also benefits from patio doors giving access to the garden, perfect for entertaining throughout the summer! The ground floor is complete with a handy downstairs WC. What's not to love?

This property further hosts two well proportioned bedrooms. Just off the landing you will find a family bathroom comprising of a three piece suite. Outside continues to impress with a private driveway and further gated parking area! The garden is well looked after with lawn, patio seating area, shed/workshop and water feature. There is also fence surround offering a degree of privacy.

Don't miss out, call now to arrange a viewing!





Entrance Hallway

With access to;

Living Room 8'8" x 15'1"

Spacious living room with a window to the front elevation. With access to a cupboard under the stairs.

Kitchen/Dining Room 13'5" x 7'9"

Complete with a range of matching cabinets and worktop units, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also a fitted washing machine/tumble dryer and fridge/freezer. Ample furniture space with access to a handy downstairs WC and patio doors fitted to the rear.

WC

Fitted with a hand wash basin and a low flush WC.

Landing 5'11" x 8'4"

With access to;

Bedroom One 13'6" x 10'1"

With a window to the front elevation.

Bedroom Two 7'2" x 12'10"

With a window to the rear elevation.

Bathroom 5'11" x 7'4"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

Outside

Low maintenance lawn with private gravel driveway for 3 vehicles. Double gates giving access to further parking beside the rear garden. To the rear there is a well established lawn along with a patio seating area and fence surround. There is also a shed/workshop with fitted power sockets and water feature. (10" x 6").





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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