



£895 Per Month

1 OAK AVENUE | NEW OLLERTON | NEWARK | NG22 9PT

**BuckleyBrown**  
ESTATE AGENTS

Welcome to this charming 3-bedroom semi-detached house located on Oak Avenue in the delightful area of New Ollerton, Newark.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office.

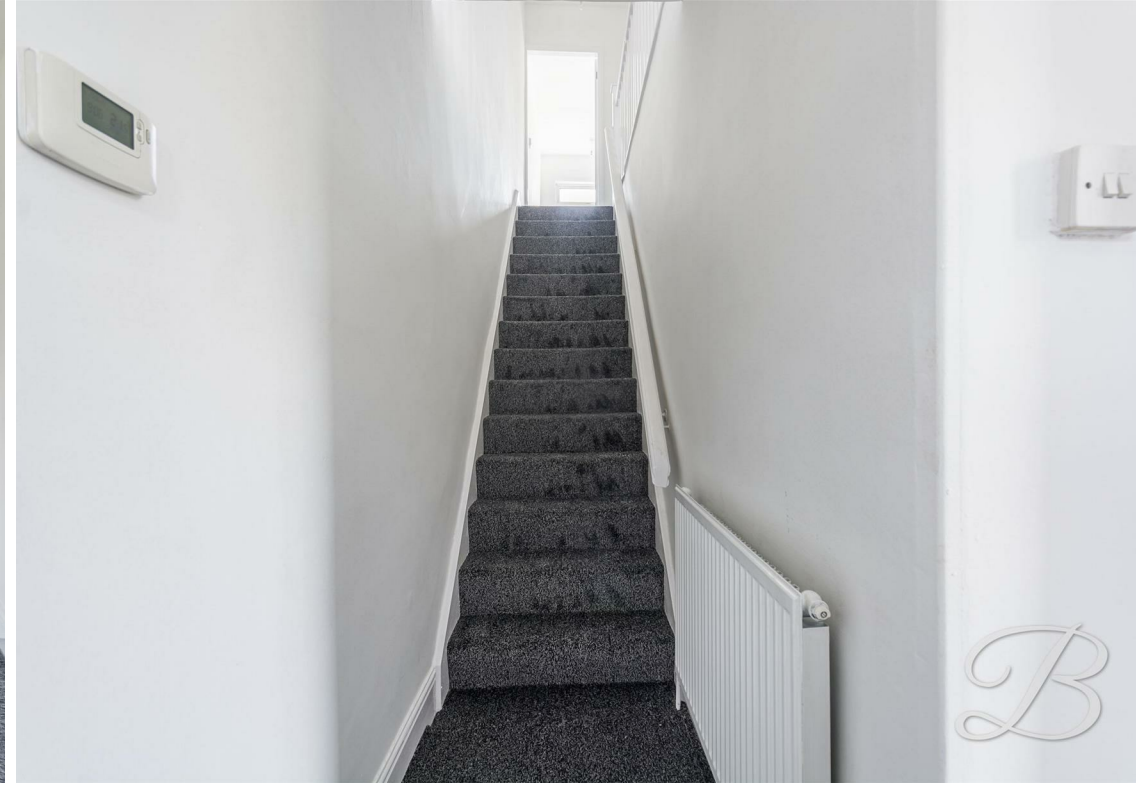
The new carpets throughout the house add a touch of luxury and comfort to the living spaces. One of the standout features of this property is the expanded front garden, offering a lovely outdoor space to enjoy the fresh air.

Situated close to local schools and amenities, this home provides convenience and accessibility to everyday essentials. Whether it's a quick grocery run or dropping off the kids at school, everything you need is just a stone's throw away.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings! Call now to arrange a viewing!!!









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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

1 OAK AVENUE  
NEW OLLERTON  
NEWARK  
NG22 9PT



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

  
**BuckleyBrown**  
ESTATE AGENTS