



Offers Over £190,000

1 OLDBRIDGE WAY | BILSTHORPE | NEWARK | NG22 8PU

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!..

Welcome to this beautiful three-bedroom 1920's end terrace property. Positioned in the popular and convenient area of Bilsthorpe, with access to nearby shops, transport links and local amenities. Comprising a well-presented and characteristic interior. This property has been kept to a fantastic standard, with a recent renovation such as new electrics, roof, and windows, whilst also keeping its original features such as the flooring and picture rails. Lets take a look inside...

Starting with the living room which is fitted with a feature fireplace and parquet flooring adding that touch of character and style, providing a sense of warmth and homeliness that carries on throughout the property! Moving on from here you will find the kitchen which offers an abundance of matching units and cabinets with plenty of space for cooking up family meals or baking a cake! Additionally you will find a WC and utility room, for added convenience. From here you will find the garden room which offers the versatility to be utilised to your needs and further benefits from a door leading to the rear garden.

Heading to the first floor, you'll discover three bedrooms, providing ample space to add your homely furnishings. Two of the bedrooms benefit from a gorgeous feature fireplace, providing that cosy atmosphere. This is a perfect space to relax and unwind! The family bathroom is just off the landing and provides a modern three piece suite.

Outside is certain to further impress with its spacious driveway and surrounding lawn, providing a great kerb appeal. To the rear, the patio seating area presents a low maintenance space that looks lovely all year round! You will also find a handy concrete garage to the rear, providing some extra storage space.

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





Porch

With windows and door to front elevation. Door provides access into;

Hall

With tiled flooring, stairs rising to the first floor and doors providing access into;

Living Room 11'10" x 17'7"

With parquet flooring, built in storage cupboard, feature fireplace and window to the rear elevation.

Kitchen 8'9" x 12'7"

Complete with a matching array of cabinetry, with ample worktop space with an inset sink and drainer. Window to side elevation and a door providing access into the living room.

Utility 10'9" x 2'9"

This room offers further space to utilise to your needs. Window to front elevation.

WC

Complete with a low flush WC for added convenience.

Garden Room

This room offers versatility to be utilised to your needs. windows to rear and side elevation, door providing access onto the garden.

Landing

Doors provide access into;

Bedroom One 11'10" x 12'11"

With carpeted flooring, central heating



radiator, feature fireplace and window to the rear elevation. With a loft hatch, leading to a boarded out loft with a pull down ladder.

Bedroom Two 8'10" x 13'8"

With carpeted flooring, central heating radiator, feature fireplace and window to the rear elevation.

Bedroom Three 10'7" x 8'11"

With carpeted flooring, central heating radiator, built in storage cupboard and window to front elevation.

Bathroom

Complete with a three piece suite including a bath, low flush WC and hand wash basin. Central heating radiator and window to front elevation.

Outside

The front of the property has a great kerb appeal with a large driveway and surrounding laid lawn. to the rear of the property you will find a low maintenance garden with a patio seating area.

Garage

Concrete build, accessible from the side elevation. Providing extra storage



Ground Floor
66 sq.m/709.86 sq.ft
Approx.



First Floor
46 sq.m/495.16 sq.ft
Approx.



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.
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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		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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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