



Offers In The Region Of £160,000 Freehold

49 WHITEWATER ROAD | NEW OLLERTON | NEWARK | NG22 9XF

**BuckleyBrown**  
ESTATE AGENTS



## OOZING POTENTIAL!...

Situated in a convenient location close to a range of local amenities, this three-bedroom semi-detached property in New Ollerton presents an excellent opportunity for buyers looking to put their own stamp on a home. With spacious rooms and a practical layout, this property is ideal for those seeking a renovation project.

The property opens into a welcoming entrance hallway, which leads through to a light-filled and generously sized living room. The spacious kitchen/diner provides ample space for everyday dining and entertaining, with double doors opening out to the garden—offering a great foundation for a modern open-plan layout.

Upstairs, there are three well-sized bedrooms, offering versatile accommodation to suit a range of needs. The bathroom and separate WC add to the functionality of the home.

At the front, the property offers a driveway allowing for convenient off-street parking. To the rear, the garden includes a laid lawn and enclosed fencing, creating a secure and private outdoor space.

Don't miss out on this fantastic opportunity—call today to arrange your viewing and see the potential for yourself!





#### Entrance Hall

With stairs rising to the first floor and surrounding doors providing access into;

#### Kitchen/Dining Room 13'4" x 18'4"

The kitchen is complete with a matching range of wall and base units, with ample worktop space. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room allows ample space for your dining furniture. With a window to the side elevation and double doors providing access onto the garden.

#### Living Room 10'1" x 18'4"

With windows to the front and rear elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 12'0" x 12'10"

With a central heating radiator and window to the front elevation.

#### Bedroom Two 11'7" x 9'4"

With a central heating radiator and window to the front elevation.

#### Bedroom Three 10'2" x 8'8"

With a central heating radiator and window to the rear elevation.

#### WC 5'0" x 3'2"

With a low flush WC and window to the rear elevation

#### Bathroom 5'4" x 5'6"

Complete with a bath with an over head shower and a hand wash basin. With a window to the rear elevation.

#### Outside

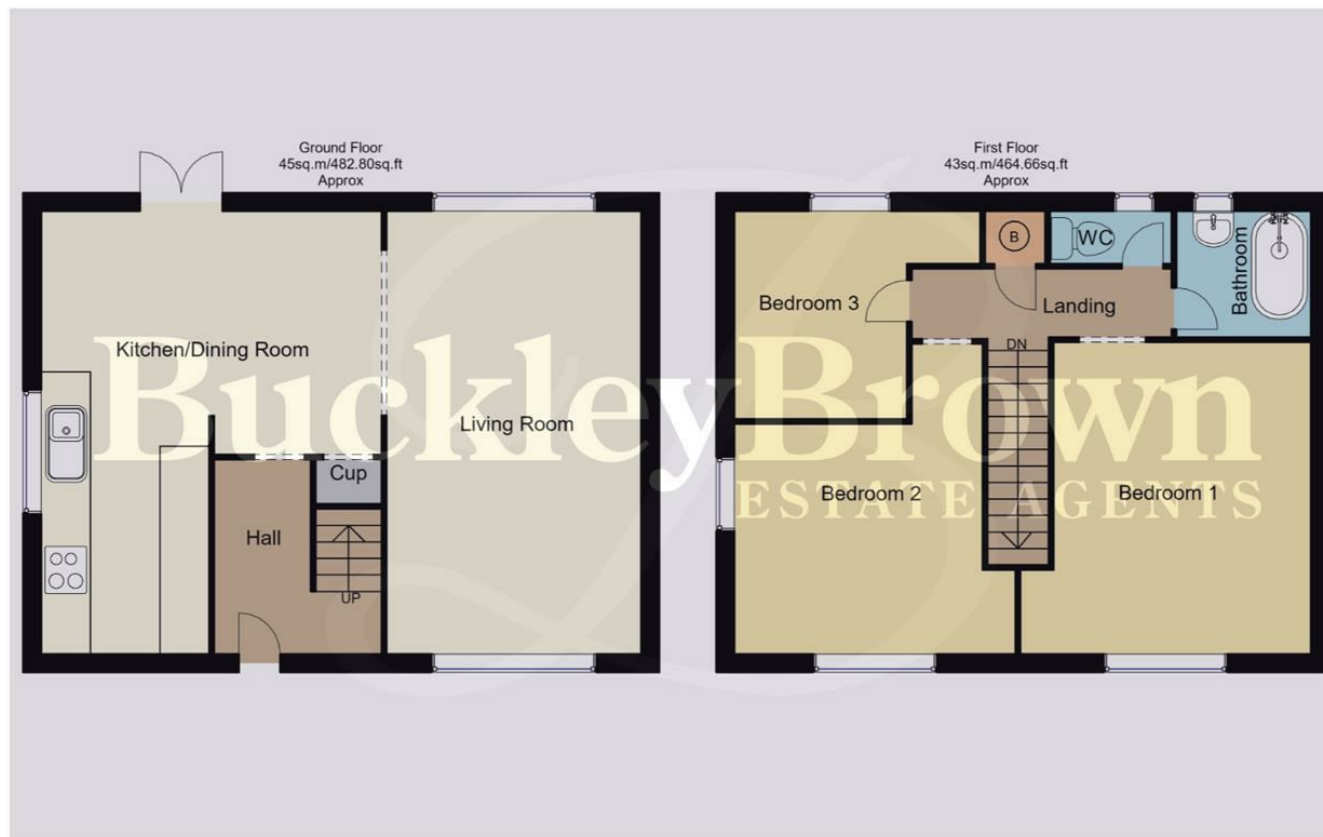


To the front, the property offers a driveway- providing ample off-street parking. The rear garden hosts a law lawn with surrounding fences.









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) <b>A</b>		
(81-91) <b>B</b>	85	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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