



£895

8 POPPY AVENUE | NEW OLLERTON | NG22 9XS

BuckleyBrown
ESTATE AGENTS

YOUR NEXT HOME!.. Tucked away just off the main road in New Ollerton, providing great transport links to neighbouring towns and cities is where you'll find this stunning two bedroom home on Poppy Avenue!

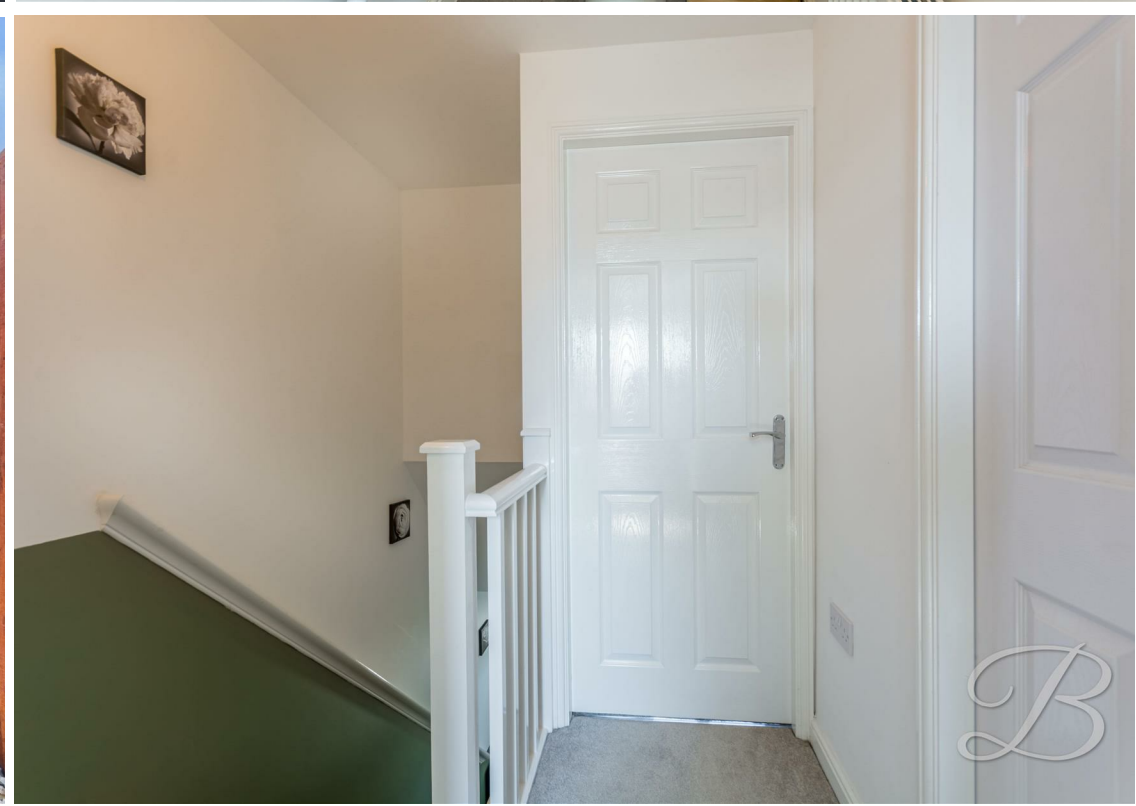
As you walk through, the lounge will be the first room that will catch your eye, this has been beautifully presented throughout in a neutral colour palette, giving it a real inviting feel and benefits from a window to the front allowing for ample natural light. As you walk further you will find a fantastic kitchen/diner which comes complete with a range of matching units and cabinets, together with a range of integrated appliances. There is also space for a dining table across from here and a set of double doors leading out onto the garden, ideal for when you have family and friends over. For added convenience there is a handy WC accessed from the kitchen which completes the ground floor.

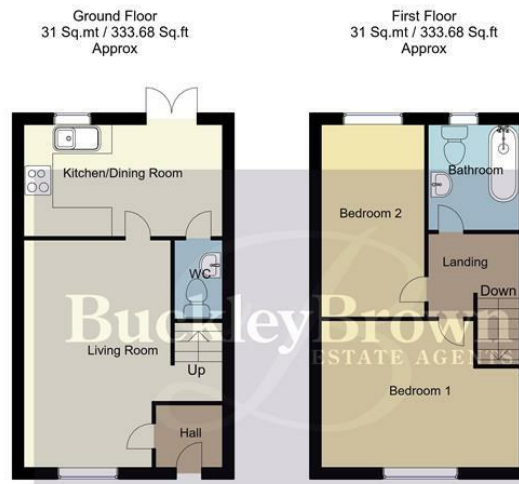
Let's head upstairs where you will find two well presented bedrooms and there is a spacious bathroom, fitted with a three-piece suite in white.

Outside you will find a private driveway to the front and enclosed garden to the rear that is mainly laid to lawn with fence surround and features a paved patio seating area, that is ready to be enjoyed by a new family in the Summer months! Don't miss out, 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.

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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		97
(81-91) B	83	
(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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NOTTINGHAMSHIRE
NG22 9XS



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

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