



Parkgate Close, New Ollerton, Newark, NG22 9XP



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Parkgate Close, New Ollerton, Newark

New to the market is this well presented two bedroom semi-detached house ideally located in New Ollerton with low maintenance rear enclosed garden, gravel driveway for two cars and single garage.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Radiator.

Wc/Cloakroom

Radiator, WC, Wash hand basin and part obscured double glazed window to the side.

Living Room

12' 2" x 13' 6" (3.71m x 4.11m)

Radiator, stairs leading to the first floor and double glazed window to the front and side.

Kitchen

12' 2" x 7' 8" (3.71m x 2.34m)

Part tiled with a range of wall and base units, stainless steel sink and drainer, integrated electric cooker, gas hob and extractor. Space for fridge/freezer and plumbing for washing machine. Understairs storage cupboard, radiator, double glazed window to the rear and uPVC door to the rear.

First Floor Landing

Radiator.

Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m)

Radiator and double glazed window to the front.

Bedroom Two

13' 5" x 7' 9" (4.09m x 2.36m)

Radiator, double glazed window to the rear and storage cupboard above the stairs.

Bathroom

Part tiled bathroom with WC, wash hand basin, bath with shower over, extractor, radiator and part obscured double glazed window to the side.

Outside Front Garden

Laid to lawn with path leading to front door.

Rear Garden

Rear enclosed garden with timber fencing, mainly laid to lawn and large patio area.

Garage

Gravel driveway for two cars and single garage.

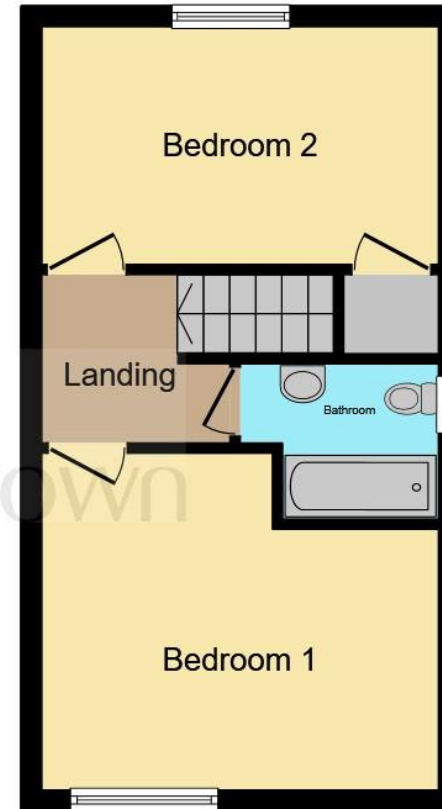


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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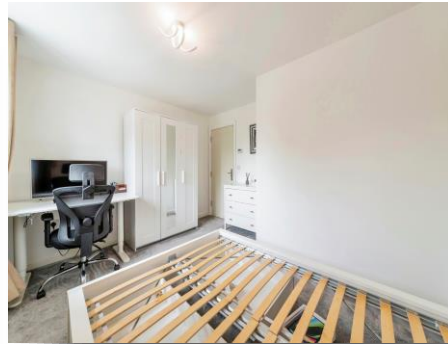
Parkgate Close, New Ollerton, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED HOUSE
- TWO BEDROOMS

Tenure: Freehold
EPC Rating: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105137 - 0004

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