



Yew Tree Road

New Ollerton, Newark, NG22 9UL

Offers over £105,000

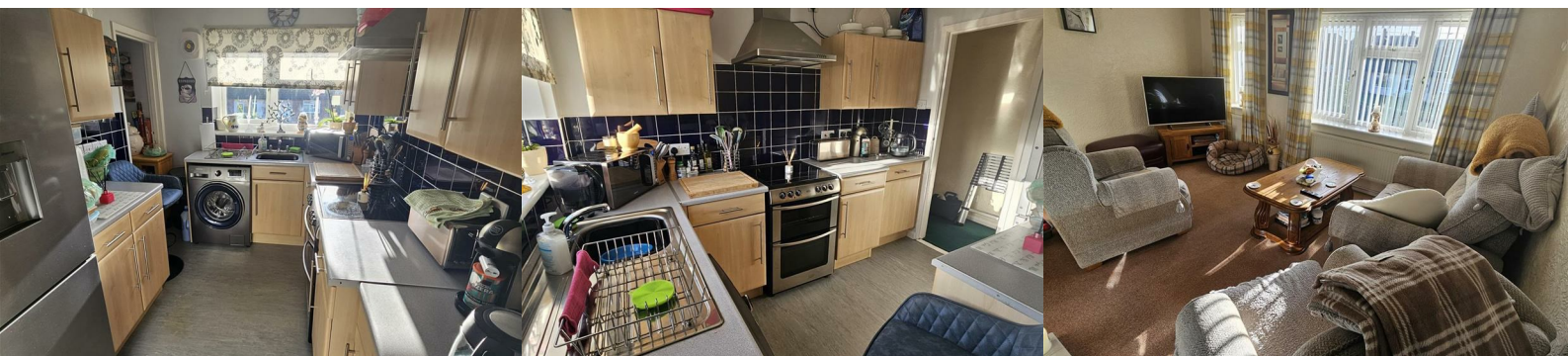


Welcome to this charming flat located on Yew Tree Road in the picturesque town of New Ollerton, Newark. This property offers a fantastic opportunity for those seeking a comfortable and convenient living space in a lovely neighbourhood.

Situated in a peaceful area, the location is ideal for those who value both serenity and accessibility, with local amenities and transport links within easy reach.

The flat itself boasts a cosy interior, perfect for individuals or couples looking to create a stylish home. The living space is well-proportioned, offering versatility for various furniture arrangements. The bedrooms are two over size double rooms, while the kitchen is equipped with all the essentials for convenient everyday living.

With its prime location and charming features, this flat on Yew Tree Road is a wonderful opportunity for anyone looking to embrace the comforts of home in a delightful setting. Don't miss out on the chance to make this property your own and experience the best of what New Ollerton has to offer.



Description

This flat allows for the ideal FTB / Investor to get on the property ladder. The first floor flat offers two generous size double bedrooms, kitchen, lounge and bathroom. There is a good size side garden, garden shed and on street parking.

Kitchen 9'7" x 7'5" (2.94m x 2.28m)

The kitchen over looks the rear garden and consists of oak wall and base units, part tiled walls, chrome chimney extractor, space for plumbing of a washing machine, radiator, steel sink and drainer and vinyl flooring. The kitchen benefits from a pantry where the gas central heating boiler is located.

Lounge 14'5" x 13'0" (4.40m x 3.97m)

The lounge has two upvc windows over looking the rear garden and has carpet, blinds and a hearth with a de commissioned secondary heating gas fire.

Master Bedroom 13'1" x 11'10" (4.00m x 3.63m)

The master bedroom is a double room with a carpet, radiator and two double front facing windows.

Bedroom Two 11'10" x 11'4" (3.62m x 3.47m)

Bedroom two is a double room with carpet, blinds, radiator and a front facing window.

Bathroom 6'6" x 5'7" (2.00m x 1.72m)

The bathroom is side facing which consists of a white three piece suite; hand basin, wc and a bath with an electric shower above, bi fold shower door, part tiled walls, extractor, vinyl flooring and side facing window.

Outside

Outside of the property there is a side facing garden laid to lawn with a wooden garden shed enclosed with hedge and wire fencing.

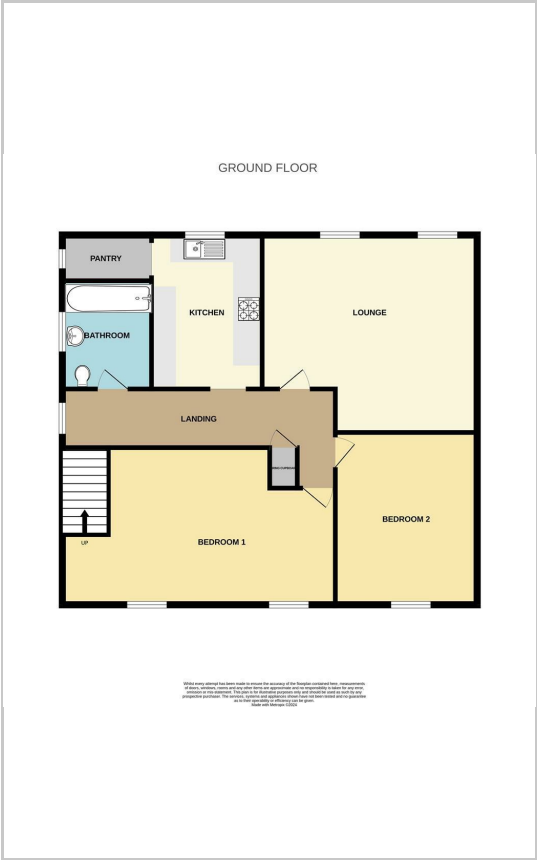
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

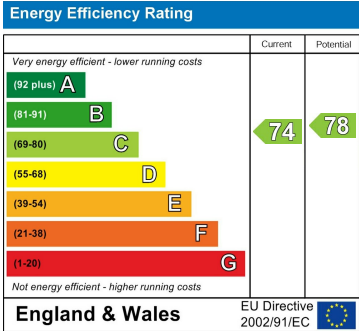
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.