



# **Rufford Avenue**

New Ollerton, Newark, NG22 9PN Guide price £140,000









**Investors Opportunity** 

This three-bedroom semi-detached property offers a fantastic opportunity for investors, developers, or buyers looking to create their ideal family home. Situated in a popular residential area, the property benefits from a good-sized rear garden but now requires complete refurbishment throughout.



## **Description**

Investors Opportunity - This three-bedroom semi-detached property offers a fantastic opportunity for investors, developers, or buyers looking to create their ideal family home. The property briefly comprises of three bedrooms, kitchen, lounge and bathroom. Front and rear gardens.

#### **Additional Information**

The property comes with the ability to have the licence to occupy the property at point of exchange to undergo works with full financial responsibility.

Kitchen 12'6" x 11'8" (3.83m x 3.56m)

Lounge 11'11" x 10'7" (3.65m x 3.25m)

Bedroom One 12'5" x 11'5" (3.80m x 3.49m)

Bedroom Two 12'0" x 11'8" (3.68m x 3.56m)

Bedroom Three 9'10" x 8'5" (3.00m x 2.59m)

Bathroom 8'5" x 5'10" (2.59m x 1.78m)

## **Outside**

The rear garden is a generous size in need of attention.

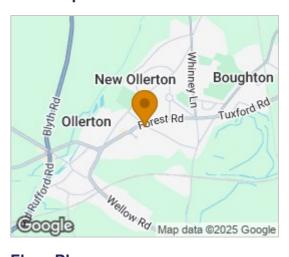
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- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we 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.
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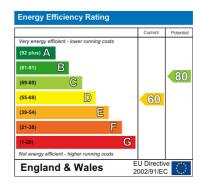
## **Area Map**



## **Floor Plans**



# **Energy Efficiency Graph**



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