



**18 Ferndale Close**  
**New Ollerton, Nottinghamshire NG22 9TS**  
**Offers Over £120,000**

- A WELL PRESENTED THREE BEDROOM END TERRACE HOUSE
- ENTRANCE HALL, LIVING ROOM, FITTED DINING KITCHEN & GROUND FLOOR WC
- LAWNED GARDEN TO THE FRONT, LAWNED REAR GARDEN & BRICK OUTBUILDING
- POTENTIAL RENT IN THE REGION OF £800PCM
- GAS CENTRAL HEATING (COMBINATION BOILER) & UPVC DOUBLE GLAZING
- THREE BEDROOMS TO THE FIRST FLOOR & BATHROOM WITH 3 PIECE SUITE
- GOOD LINKS TO A614 AND SURROUNDING ROAD NETWORK
- PLEASE NOTE THESE PHOTOGRAPHS WERE TAKEN IN MARCH 2024

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS

Head north on the A614 to the Ollerton island. Take the fourth exit onto Ollerton Road (A616) then take the left hand turning onto Walesby Lane, at the end of this Lane turn left onto Whinney Lane and first right onto Hallam Road. At the traffic island take the second exit onto Bracken Avenue and then proceed onto Ferndale Close.

## ACCOMMODATION COMPRISES

UPVC entrance door and opaque UPVC window

### ENTRANCE HALL

Fitted carpet, stairs off to first floor, W/C, two radiators, pantry off and UPVC door to rear.

### DINING KITCHEN

**11'10" x 10'1" maximum (3.62m x 3.09m maximum)**

Wall and base units in light beech with granite effect roll edge worktops, stainless steel extractor hood, wall mounted boiler, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for automatic washing machine and UPVC double glazed window, vinyl floor.

### GROUND FLOOR WC

**5'10" x 3'2" maximum (1.78m x 0.97m maximum)**

White W/C, sink, vinyl floor, opaque UPVC double glazed window, radiator.

### LOUNGE

**13'5" x 11'11" (4.10m x 3.64m)**

Fitted carpet, UPVC double glazed window, radiator and feature dado rail.

## FIRST FLOOR

### LANDING

Fitted carpet, radiator and loft access.

### BEDROOM ONE

**12'9" x 9'3" (3.89m x 2.82m)**

Fitted carpet, radiator, dado rail, UPVC double glazed window to front aspect.



### BEDROOM TWO

**12'2" maximum x 11'0" maximum (3.71m maximum x 3.36m maximum)**

UPVC double glazed window over rear aspect, radiator, fitted carpet.



### BEDROOM THREE

**9'8" x 9'1" (2.96m x 2.79m)**

Fitted carpet, radiator, UPVC double glazed window to front elevation.



## BATHROOM

7'7" x 6'4" (2.32m x 1.94m)

A white three-piece suite comprising bath with electric shower over, shower screen, W/C, sink and pedestal, part tiled with UPVC panelling to walls, opaque UPVC double glazed window, tiled floor, extractor fan, radiator and storage cupboard.



## OUTSIDE

To the front of the property is an enclosed garden, laid to lawn with gate and path to the front door.

The rear has wrought iron gates leading to a lawn and gravelled seating area, path to rear door and brick-built outbuilding.



## N.B.

To respect the tenants privacy we do not take internal photographs. Please note that the photographs were taken in March 2024.

The property is in council tax band A (Newark & Sherwood District Council).

## MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## FINANCIAL ADVICE

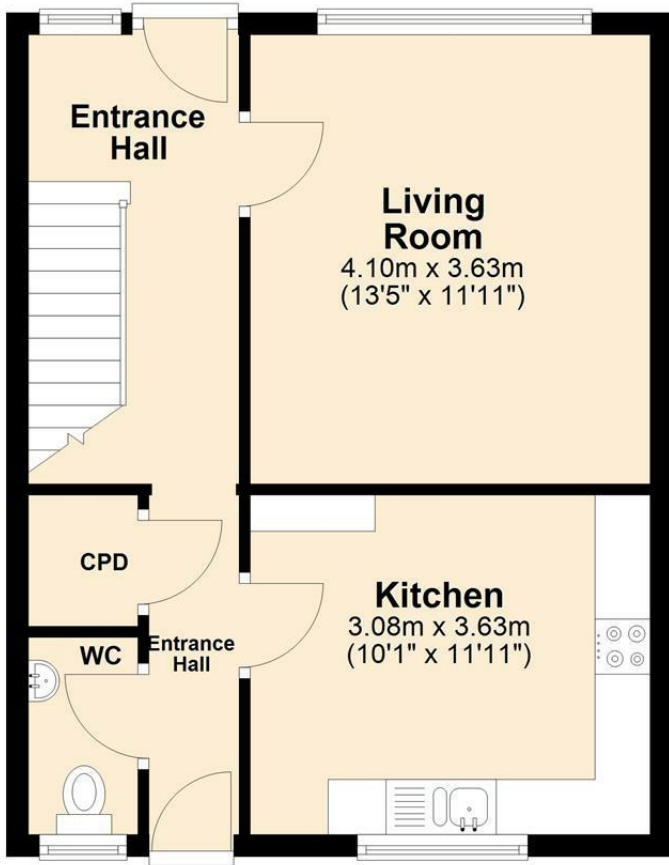
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5780/7.5.2025

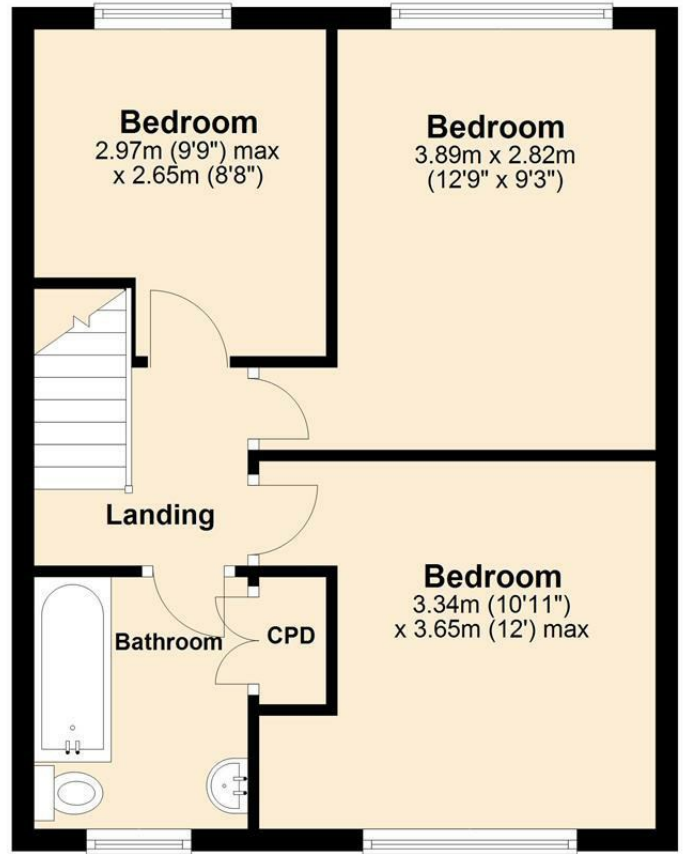
## Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 82.2 sq. metres (885.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

