









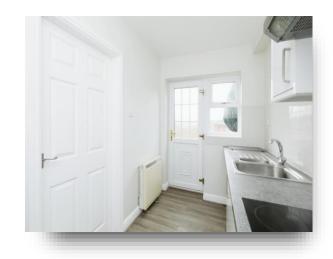
# welcome to

# **Maun Crescent, New Ollerton Newark**

\*\* NO UPWARD CHAIN\*\* This is a well presented three bedroom semi-detached home. Lawned front area and enclosed rear gardens. Tarmac driveway leading to the garage. Positioned in the popular and well served village of New Ollerton.













#### **Entrance Porch**

Electric radiator, front facing double glazed window and double glazed door to the front.

## Lounge

16' 11"  $\times$  10' 7" into recess (  $5.16m \times 3.23m$  into recess ) Stairs to first floor, electric storage heater and rear facing double glazed window.

#### Kitchen

10' 5" x 6' 1" ( 3.17m x 1.85m )

Fitted with wall and base units, complementary work surfaces, tiled splash back and stainless steel sink and drainer unit. Electric oven and hob and plumbing for washing machine. Electric storage heater and double glazed window and door to the rear.

# Landing

Stairs to the landing with electric storage heater.

#### **Bedroom One**

9' 4" max x 10' 7" ( 2.84m max x 3.23m ) Storage cupboard, electric radiator and rear facing double glazed window.

### **Bedroom Two**

7' 1"  $\times$  10' 6" (  $2.16m \times 3.20m$  ) Electric radiator and double glazed window to the rear.

## **Bedroom Three**

8' 3" max x 8' 2" restricted head height ( 2.51m max x 2.49m restricted head height ) Electric radiator and front facing double glazed window.

## **Bathroom**

Fitted with wc, wash hand basin and bath. Extractor fan, chrome electric towel rail and double glazed window to the front.

## **Exterior**

To the front is a shaped lawned garden and a tarmac driveway leading to the garage. To the rear is a lawned garden with a gravel area and side gate.

#### Garage

Up and over door.





# welcome to

# **Maun Crescent, New Ollerton Newark**

- NO UPWARD CHAIN
- Three bedroom semi-detached home
- Front lawned area and enclosed rear garden
- Driveway leading to the garage
- Ideally situated to access many amenities

Tenure: Freehold EPC Rating: D

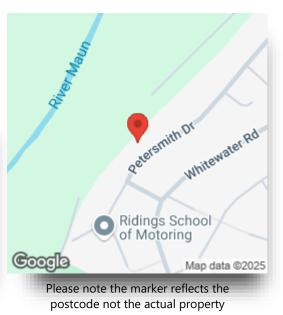
Council Tax Band: A

# £140,000









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Property Ref: RFD109752 - 0005 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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