



Beech Avenue, New Ollerton
Newark, Nottinghamshire, NG22 9UJ

NEWTONFALLOWELL



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£170,000

**** CALLING ALL BUYERS...THIS BEAUTIFUL PROPERTY HAS THREE DOUBLE BEDROOMS, A MODERN BOILER WITH WARRANTY, CONSERVATORY WITH DOUBLE DOORS ONTO THE PATIO, OPEN-PLAN LOUNGE/DINER WITH A COSY LOG BURNER INSET... FRESH OFF THE PRESS AND READY TO VIEW****

NEW TO THE MARKET IN OLLERTON (just off the local high street) is this very well presented semi-detached family home, ideal for growing families! The property briefly comprises of: Entrance hallway with space under the stairs, an open-plan lounge/diner which is over 7 meters long, conservatory, integrated galley kitchen, and a bathroom. First floor: Landing with built-in cupboard housing the modern boiler (still under warranty) and three double bedrooms (all have built-in storage).

Externally: Block paved driveway to the front/side elevations, gated rear leading onto a generous enclosed rear garden/paved patio area, and timber outbuildings.

A FANTASTIC POSITION AND SPACE TO GROW...Call Newton Fallowell to book a viewing.



Accommodation

Entrance Hallway

Lounge Area

14'1" x 13'6" (4.296 x 4.133)

Dining Area

13'7" x 8'7" (4.143 x 2.625)

Kitchen

16'8" x 5'10" (5.089 x 1.789)

Conservatory

13'7" x 9'4" (4.155 x 2.851)

First Floor Landing

Master Bedroom

17'10" x 9'5" (5.443 x 2.895)

Bedroom Two

13'5" x 9'6" (4.103 x 2.902)

Bedroom Three

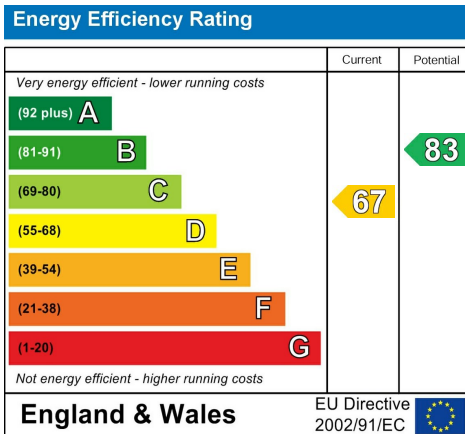
10'2" x 8'4" (3.111 x 2.564)

Externally



- Three double bedrooms
- Block paved driveway for multiple vehicles
- Close to the high street in Ollerton
- Modern boiler installed roughly x2 years ago (10 year warranty from new)
- Large enclosed rear garden, perfect for long/lazy summers
- Conservatory at the rear
- Various integrated appliances and wardrobes in bedroom two included
- The lounge/dining area is over 7 metres in length





COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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t: 01623424616
e: mansfield@newtonfallowell.co.uk

