



Newark Road

, Ollerton, NG22 9PZ

Offers over £140,000



NO UPWARD CHAIN - Located on Newark Road in Ollerton, this well-proportioned semi-detached property presents a fantastic opportunity for both first-time buyers and investors seeking a solid return. Boasting three generously sized double bedrooms, this home offers ample space for comfortable living from day one.

Inside, you'll find a welcoming lounge that provides a flexible living area for relaxing, entertaining, or setting up a home workspace. The separate kitchen is a practical space for everyday cooking, with potential to upgrade or reconfigure to suit your needs. A convenient ground floor bathroom adds to the overall practicality of the layout.

Upstairs, all three bedrooms provide versatile accommodation, making this home a sensible choice for growing families, sharers, or tenants if you're considering rental investment. The absence of an onward chain means you could move quickly or tailor the property to your preferred finish and timetable.

Outside, there is scope to personalise the exterior and rear areas to create a low-maintenance outdoor space perfect for al fresco dining or simply relaxing in the fresh air. The location on Newark Road offers convenient access to local amenities, schools, and commuter links, making this a balanced option for both first-time buyers and investors alike.



Description

NO UPWARD CHAIN - Located on Newark Road Ollerton this three double bedroom semi detached property is an ideal first time buyers property or investors opportunity. The property briefly comprises of lounge, kitchen, ground floor bathroom and three double bedrooms to the first floor.

Kitchen 15'3" x 9'8" (4.67m x 2.95m)

The kitchen comprises of wall and base units, worktop sink under the window and a breakfast bar.

Lounge 15'7" x 13'6" (4.75m x 4.14m)

The lounge is front facing with a large upvc window, carpet, radiator and under stairs cupboard.

Ground Floor Bathroom 8'3" x 4'3" (2.53m x 1.31m)

The ground floor bathroom has a bath with an electric shower over, hand basin and wc.

Stairs & Landing

With carpet leading to the first floor with a side elevation window and access to the loft.

Bedroom One 15'7" x 10'1" (4.77m x 3.09m)

A double bedroom front facing with upvc window, vertical blind, cupboard over the stairs, radiator with TRV.

Bedroom Two 13'5" x 10'3" (4.10m x 3.14m)

A double bedroom with carpet, radiator with TRV, and a traditional picture rail.

Bedroom Three 9'11" x 8'3" (3.04m x 2.52m)

A double bedroom rear facing, carpet and picture rail.

Outside

To the front of the property there is a driveway, picket fence and garden with established plants, trees and shrubs. To the rear there is a concrete back yard.

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.

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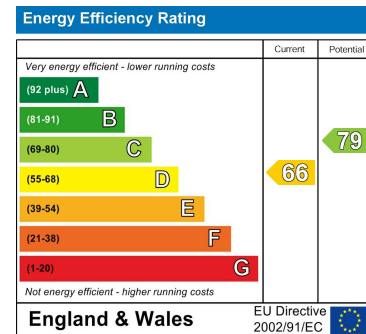
Area Map



Floor Plans



Energy Efficiency Graph



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