



£165,000 Freehold

8 PARKGATE CLOSE | NEW OLLERTON | NEWARK | NG22 9XP

**BuckleyBrown**  
ESTATE AGENTS



### WONDERFUL OPPORTUNITY!

This beautifully presented and fully modernised two-bedroom semi-detached home is a fantastic opportunity. This property is currently tenant in situ - making this a wonderful investment opportunity.

Perfectly positioned, the home enjoys a convenient and well-connected location, within easy reach of the town centre, a variety of local shops, supermarkets, and everyday amenities. There are also well-regarded schools nearby, along with excellent transport links, making commuting and day-to-day living both simple and efficient.

Step inside and you'll find a welcoming living room, complete with soft carpeted flooring that creates a cosy setting—ideal for relaxing evenings with family. A front-facing window fills the space with plenty of natural light, enhancing the bright and airy feel.

The kitchen sits just next door and is fitted with a range of modern units, offering ample storage and workspace, along with room for all essential appliances. There is also convenient access to the rear garden, making it perfect for both everyday use and entertaining.

Upstairs, the first floor hosts two generously sized bedrooms, both offering excellent flexibility to suit your needs—whether as sleeping space, a home office, or guest accommodation. One bedroom benefits from fitted wardrobes, providing practical, space-saving storage. A contemporary three-piece bathroom suite completes the floor.

Outside, the property continues to impress with a spacious and well-maintained rear garden, featuring both a lawn and a patio seating area—ideal for relaxing, entertaining, or enjoying summer BBQs. To the front, a private driveway and garage provide valuable off-road parking.

A wonderful home in a great location—early viewing is highly recommended!





#### Entrance Hall

With access to a handy downstairs WC and further access to;

#### Living Room 12'2" x 13'6"

Spacious room with a dual aspect windows to the front and side elevation.

#### Kitchen 12'2" x 11'1"

Complete with a range of attractive matching cabinets and units, inset sink and drainer, integrated appliances and splash back tiles. There is also space and plumbing for a washing machine or tumble dryer. With window and external door to the rear.

#### WC

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

#### First Floor Landing

Giving access to;

#### Bedroom One 12'2" x 10'5"

With a window to the front elevation.

#### Bedroom Two 12'3" x 7'9"

With a built in wardrobe and a window to the rear elevation.

#### Bathroom 4'7" x 5'0"

Fitted with a three piece bathroom suite comprising of a low flush WC, hand wash basin and a panelled bath. With a window to the side elevation.

#### Garage 8'0" x 17'1"

Accessible from the front and a side door to the rear of the property.

#### Outside



Low maintenance frontage with path leading to the front door. Well established garden to the rear with seating patio area and artificial lawn. Not forgetting a private driveway and garage.





Ground Floor  
50 Sq.mt / 538.19 Sq.ft  
Approx

First Floor  
30 Sq.mt / 322.91 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 96                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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