


£150,000

Walesby Lane, New Ollerton, Newark,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"Absolutely bursting with potential! Offering wonderfully generous proportions throughout, this is a fantastic opportunity for someone to come in, make their mark and unlock the property's true potential. With so much scope to add significant value, the possibilities here are incredibly exciting!"

- Tim, Valuer



## AN ENXCELLENT INVESTMENT

***Offering fantastic potential, this vacant three-bedroom semi-detached property presents an exciting opportunity for investors, developers or buyers looking for a renovation project.***

In need of modernisation throughout, the property provides a blank canvas to add value, personalise and create a home to your own taste, making it an ideal purchase for those with vision and ambition. With generous accommodation, plenty of scope for improvement and the potential to transform into a fantastic home or investment, this is an opportunity not to be missed.





## THE FINER DETAILS

***The ground floor comprises an entrance hall with a handy under-stairs cupboard, leading through to a spacious living room offering plenty of room to relax.***

The generously sized kitchen provides ample space for a range of appliances and presents excellent potential for modernisation. To the rear, a hallway gives access to a downstairs shower room, adding further practicality to the layout.

Upstairs, the property offers three good-sized bedrooms, each providing a blank canvas for buyers to put their own stamp on and create spaces to suit their needs. A three-piece family bathroom completes the first floor, with plenty of scope to update and add value.

Externally, the property benefits from shared access to the side, leading through to a private driveway and front lawn. To the rear, a generous garden features a large lawn and patio seating area, offering plenty of outdoor space to enjoy and further potential to landscape or enhance to suit.







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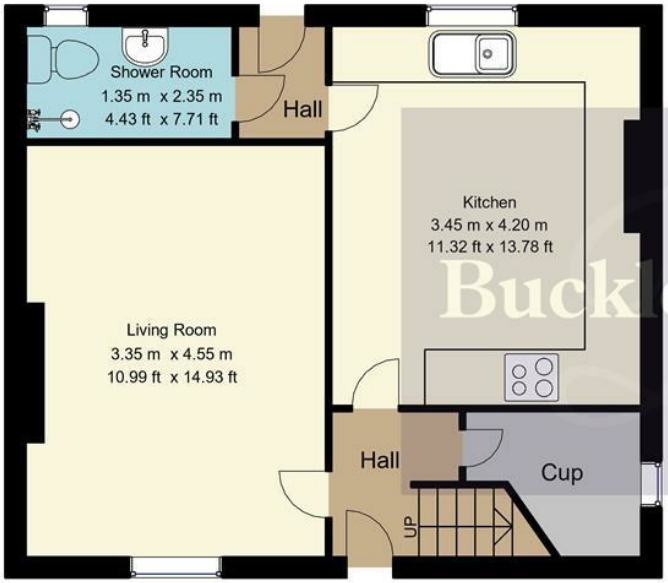
## LIFE IN NEW OLLERTON

***New Ollerton is a well-established Nottinghamshire town offering a friendly community atmosphere and a good range of everyday amenities.***

With local shops, supermarkets, cafés, pubs and essential services close at hand, the town provides plenty of convenience for day-to-day living. There are also local schools, leisure facilities and community spaces, making it an appealing choice for families, first-time buyers and those looking for an affordable place to settle.

For those who enjoy the outdoors, New Ollerton is ideally positioned close to Sherwood Forest, with beautiful woodland, walking trails and open countryside nearby. Popular destinations such as Sherwood Pines, Rufford Abbey and Thoresby Park offer plenty of opportunities for walking, cycling and family days out. With convenient road links to surrounding towns, New Ollerton combines everyday practicality with a lovely balance of community living and countryside on the doorstep.

Ground Floor
43sq.m/462.44sq.ft
Approx




First Floor
43sq.m/462.44sq.ft
Approx

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# Key Features

**Vacant property with excellent potential for renovation**

Spacious living room and generous sized kitchen

Three good sized blank canvas bedrooms

Two bathrooms conveniently one on each floor

Private driveway and expansive lawn to the rear

Size approximately 924 sq.ft

EPC Rating D

Council tax band A

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# Exceptional homes deserve exceptional representation.

## Let's Chat.

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