



## 3 bed semi-detached house to buy in NG22

The Markhams, New Ollerton, Newark, Nottinghamshire, NG22 9QY

**£105,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Car Port parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedroom Semi Detached
- ✓ Spacious Kitchen Diner
- ✓ Garden To Front And Rear
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This three bedroom semi detached house is located in the popular residential area of New Ollerton and sits proudly on a good size plot.

The property boasts spacious rooms throughout, with a large lounge, kitchen/diner, three good sized bedrooms and family bathroom. Externally the property offers a front garden which is mainly laid to lawn with private driveway offering ample off street parking. Gated access to the rear of the property and private fenced rear garden.

We highly recommend a viewing to fully appreciate the quality of the accommodation on offer. Call as soon as possible on to arrange a viewing!

### Construction Type

Non Standard

### Entrance Hall

UPVC door with obscure glass panel to front aspect, cushioned vinyl flooring, doors leading into kitchen/diner and lounge. Having stairs to first floor landing.

### Lounge

19.7m x 11.3m (64' 8" x 37' 1") Cushioned vinyl flooring, radiator, uPVC window to front aspect and patio doors to rear aspect. Having wooden fire surround with marble hearth and gas fire with back boiler.

### Kitchen/Diner

19.7m x 11.0m (64' 8" x 36' 1") Fitted with cream wall and base units with roll top work surface incorporating stainless steel sink/drainer with mixer tap. Space and plumbing for washing machine and cooker. Extractor fan, tiled splash back and two radiators. Cushioned vinyl flooring, under stairs store cupboard, uPVC windows to rear and side aspect. uPVC door with obscure glass panel to side.

#### First Floor Landing

Carpet flooring, access to loft and airing cupboard that houses the water tank.

#### Bedroom One

10.4m x 11.6m (34' 1" x 38' 1") Carpet flooring, radiator, TV point and window to front aspect. Also benefiting from built in wardrobes.

#### Bedroom Two

9.0m x 11.10m (29' 6" x 36' 5") Carpet flooring, radiator, TV point and window to rear aspect.

#### Bedroom Three

Carpeted flooring, radiator and window to front aspect.

#### Bathroom

7.8m x 5.10m (25' 7" x 16' 9") Fitted with a three piece suite comprising of panel bath with overhead shower, low level WC and pedestal wash hand basin. Radiator, part tiled walls, cushioned vinyl flooring and obscure uPVC window to rear aspect.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Car Port, Driveway

Year built: 1950

Construction materials: Insulated concrete framework

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>	46		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The Markhams, New Ollerton, Newark, Nottinghamshire, NG22 9QY

Contact your local branch today for more information on this property:  
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