



Stuart Avenue, New Ollerton
Newark, NG22 9TW



**Stuart Avenue, New Ollerton
Newark, NG22 9TW
£156,995 Freehold**

****THIS PROPERTY HAS LOTS TO OFFER WITH VAST AMOUNTS OF SPACE FOR THE MODERN FAMILY, GARDENS FRONT/REAR, GARAGE, UTILITY/CLOAKROOM PLUS MUCH MORE (originally this property had four bedrooms).****

We really do advise viewing this property to appreciate what you get for your money! Comprising of the following: Entrance hallway with stairs rising, downstairs cloakroom/utility room (wall-mounted combination boiler installed 2020), open-plan lounge/diner with a wood burning stove, and a fitted kitchen boasting enough storage space for most!

First floor: Landing with loft access and store cupboard, three bedrooms (originally this property was four bedrooms), En-suite shower room, and family bathroom.

Externally: Gardens to the front/rear elevations which are mainly laid to lawn, borders, two brick-built store rooms, wooden summerhouse, rear access, and garage.



Accommodation

Entrance Hallway

Utility Room/Cloakroom

Lounge/Dining Area

20'9" x 10'2" (6.349 x 3.116)

Breakfast Kitchen

17'8" x 12'3" (5.403 x 3.756)

Landing

Master Bedroom

14'7" x 10'5" (4.467 x 3.195)

En-suite

Bedroom Two

12'4" x 10'10" (3.763 x 3.315)

Bedroom Three

10'9" x 6'6" (3.301 x 1.996)


Family Bathroom

Externally

Garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: Newark and Sherwood
Council Tax Band: A

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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



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

