



 NEWTON

Maid Marian Avenue, Bilsthorpe  
Newark, NG22 8SR

 **NEWTON**  
**FALLOWELL**

**Maid Marian Avenue, Bilsthorpe  
Newark, NG22 8SR  
£200,000 Freehold**

**\*\*THIS IS A CRACKING BUNGALOW ON A RESIDENTIAL STREET IN BILSTHORPE- SOLD WITH NO UPWARD CHAIN, THREE DOUBLE BEDROOMS (bedroom three currently used as a third reception room), EN-SUITE SHOWER ROOM AND TWO RECEPTION ROOMS\*\***

WELL WORTH A VIEWING! Offered for sale with thousands spent on upgrades is this well-presented bungalow which comprises of the following: L-shaped entrance hallway with spotlights, lounge with fire/surround and sliding patio doors into the conservatory, breakfast kitchen with various white goods included, three double bedrooms (reception room three is used as a second lounge), En-suite shower room to master, along with a lovely three piece bathroom which is light and bright!

Externally: Block paved frontage leading to double gates, further paved areas, garage, rear patio, then onto the rear low maintenance garden filled with a variety of shrubs and fitted with artificial grass.


Combination boiler in the loft and upvc windows and doors.

Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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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.

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