



 NEWTON

Maid Marian Avenue, Bilsthorpe  
Newark, NG22 8SR

 **NEWTON**  
**FALLOWELL**

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

**\*\*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.







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:**

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



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