



**Barley Close, New Ollerton**  
Newark, NG22 9WQ



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£157,000**

**\*\*NO UPWARD CHAIN SITUATED ON A RESIDENTIAL  
SOUGHT AFTER DEVELOPMENT WITH BUILDERS  
WARRANTY IN OLLERTON\*\***

This very well presented three bedroomed semi-detached family home has a tandem driveway to the side elevation, downstairs cloakroom/WC, and a low maintenance garage which will include a large shed/workshop or gym (with power).

Comprising of the following: Entrance hallway with window to the side elevation, downstairs cloakroom/WC, open-plan lounge with storage cupboard under the stairs, and a dining kitchen featuring patio doors onto the enclosed contemporary garden. First floor: Galleried landing, three bedrooms (bedroom two has built-in wardrobes), and a three-piece family bathroom with shower.

Externally: Low maintenance front and rear gardens, decked rear terrace, artificial grass and a large garden shed perfect for a gym, workshop, or similar.

**THIS PROPERTY WILL SELL QUICKLY, CALL NEWTON  
FALLOWELL TO ARRANGE A VIEWING OR VALUATION!**



## **Accommodation**

### **Entrance Hall**

### **Cloakroom/WC**

**Lounge (with storage cupboard under the stairs)**  
14'7" x 11'10" (4.461 x 3.610)

**Dining Kitchen**  
14'6" x 9'6" (4.433 x 2.906)

### **Galleried Landing (Loft access/loft boarded)**

**Master Bedroom**  
13'0" x 8'0" (3.981 x 2.461)

**Bedroom Two**  
9'6" x 8'1" (2.896 x 2.481)

**Bedroom Three**  
8'7" x 6'2" (2.623 x 1.882)


### **Family Bathroom**

### **Externally**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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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### Ground Floor



### First Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.



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