



Stuart Avenue, New Ollerton  
Newark, NG22 9TW



**Stuart Avenue, New Ollerton  
Newark, NG22 9TW  
£159,995 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**

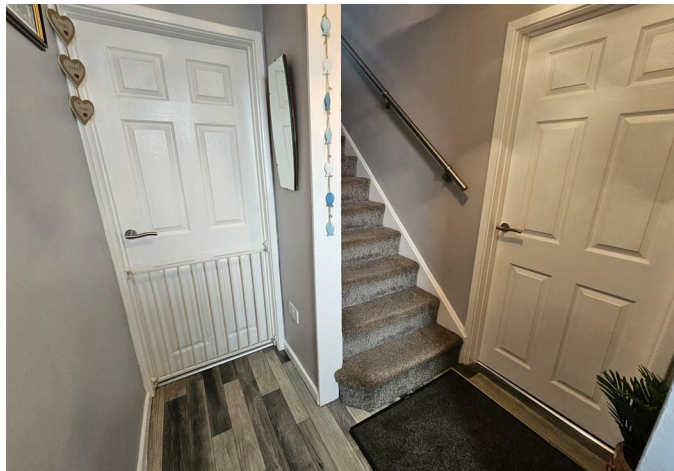
10'9" x 6'6" (3.301 x 1.996)


**Family Bathroom**

**Externally**

**Garage**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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: Newark and Sherwood  
Council Tax Band: A

**AGENTS NOTE – DRAFT PARTICULARS:**

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