



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)

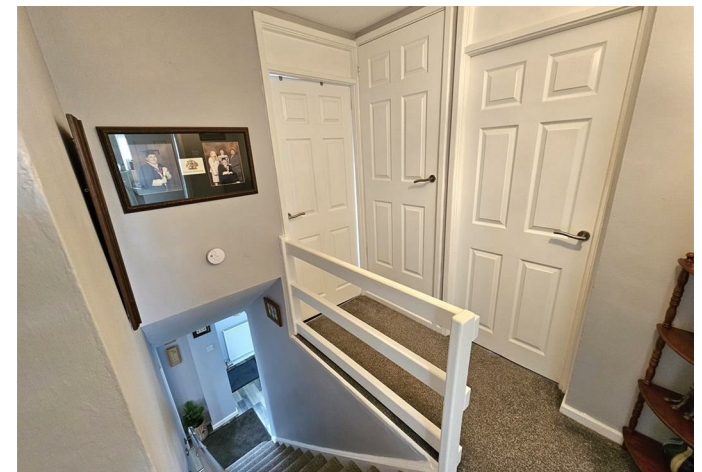
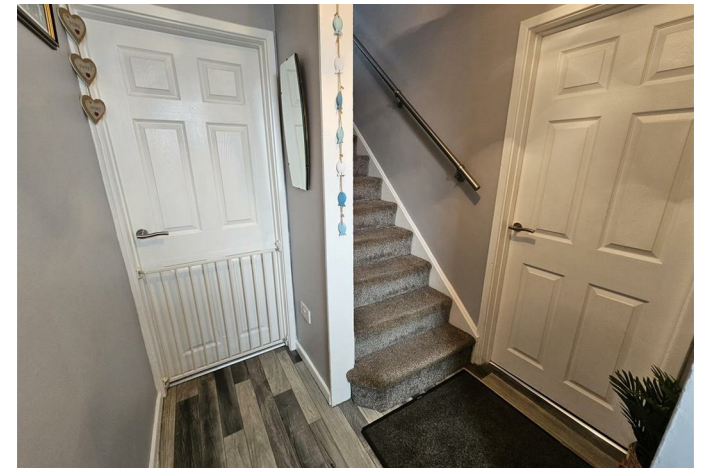
Bedroom Three

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:

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