



Breck Bank

New Ollerton, Ollerton, NG22 9XQ

No offers £139,000



Nestled in the charming area of Breck Bank, New Ollerton, Newark, this semi-detached house presents an excellent opportunity for a buyer wanting a project as the property is in need of some decoration. The property boasts a well-proportioned reception room, kitchen/diner and three bedrooms.



Description

This home is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style and needs. Whether you are looking to settle down or invest in a promising property, this house in New Ollerton is certainly worth considering. Don't miss the chance to make it your own.

Entrance Hall

The property is entered through a UPVC door and has carpet flooring, radiator, and a BT point.

Lounge 14'7" x 11'0" (4.46m x 3.37m)

The lounge is front facing with a large upvc window and includes a carpet, radiator, ceiling light fitting, BT point.

Kitchen / Diner 16'6" x 10'5" (5.05m x 3.18m)

The kitchen / diner comprises of a range of wall and base units, roll top work surfaces, tiled splashbacks, stainless steel sink, drainer and mixer tap. The kitchen includes integrated appliances such as an electric oven, gad hob with an extractor fan over. There is a carpet as well as tiled flooring, space and plumbing for a washing machine and a fridge freezer.

Utility 10'2" x 4'7" (3.10m x 1.40m)

The utility is in need of decoration and has a rear upvc door leading to the rear garden.

Master Bedroom 13'8" x 10'5" (4.19m x 3.18m)

The master bedroom comprises of a carpet, radiator, built in storage cupboard that currently houses the boiler and a rear facing UPVC window.

Bedroom Two 13'8" x 11'0" (4.19m x 3.37m)

The second bedroom includes a carpet, radiator, central light and a front facing UPVC window.

Bedroom Three 8'3" x 7'6" (2.54m x 2.29m)

The third bedroom is a single room with a carpet, radiator, central light, built in storage and a front facing UPVC window.

Bathroom 5'5" x 5'2" (1.67m x 1.60m)

The bathroom is a two piece suite that comprises of a bath with a mixer shower over and a hand wash basin. There is also a carpet, central light, chrome towel rail and a rear facing window.

WC 5'8" x 2'9" (1.75m x 0.84m)

The WC comprises of a low level wc, vinyl flooring, pendant light fitting and a side facing UPVC window.

Outside

To the front of the property there is a blocked paved driveway and a garden which is laid to lawn. To the rear of the property it is mostly laid to lawn.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. 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 Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

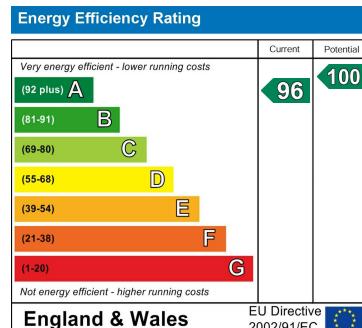
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.