



Rufford Avenue

New Ollerton, Newark, NG22 9PN

Guide price £140,000



Investors Opportunity

This three-bedroom semi-detached property offers a fantastic opportunity for investors, developers, or buyers looking to create their ideal family home. Situated in a popular residential area, the property benefits from a good-sized rear garden but now requires complete refurbishment throughout.



Description

Investors Opportunity - This three-bedroom semi-detached property offers a fantastic opportunity for investors, developers, or buyers looking to create their ideal family home. The property briefly comprises of three bedrooms, kitchen, lounge and bathroom. Front and rear gardens.

Additional Information

The property comes with the ability to have the licence to occupy the property at point of exchange to undergo works with full financial responsibility.

Kitchen 12'6" x 11'8" (3.83m x 3.56m)

Lounge 11'11" x 10'7" (3.65m x 3.25m)

Bedroom One 12'5" x 11'5" (3.80m x 3.49m)

Bedroom Two 12'0" x 11'8" (3.68m x 3.56m)

Bedroom Three 9'10" x 8'5" (3.00m x 2.59m)

Bathroom 8'5" x 5'10" (2.59m x 1.78m)

Outside

The rear garden is a generous size in need of attention.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

