



**Awaiting
Images**



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Parkgate Close, New Ollerton Newark NG22 9XP



welcome to

Parkgate Close, New Ollerton Newark

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY This beautifully presented three-bedroom detached family home offers spacious accommodation, perfectly suited to family living. Externally, the property has attractive rear gardens, providing excellent outdoor space for entertaining.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Cloakroom

Fitted with wc, wash hand basin, complementary flooring and central heating radiator.

Living Room

Spacious and light living room with storage cupboard, central heating radiator and large double glazed window to the front.

Dining Kitchen

Fitted with a range of shaker style wall and base units, splash back tiling, complementary work surfaces and stainless steel sink and drainer. Integrated appliances including electric oven, electric hob with extractor above and dishwasher. Space and plumbing for washing machine and fridge freezer. Central heating radiator, double glazed window and double glazed french doors opening out onto the rear garden ideal for entertaining.

Landing

Stairs leading to the landing with loft access.

Bedroom One

Neutral decor with central heating radiator and double glazed window.

Bedroom Two

Neutral decor with built in wardrobes, central heating radiator and double glazed window.

En Suite

Fitted with wc, wash hand basin and shower cubicle. Complementary flooring, heated towel rail and double glazed window.

Bedroom Three

Neutral decor with built in wardrobes, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Partly tiled walls, complementary flooring, double glazed window and chrome heated towel rail.

Exterior

Small lawned area to the front with pathway leading to the rear. South facing rear garden is mainly lawned with decked seating area all enclosed by fencing.

Ev Charging Point Garage

Electric garage door and courtesy door to the rear.

Legal Fees Paid T&c's

: The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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Parkgate Close, New Ollerton Newark

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- ***Internal Images Coming Soon***
- Beautifully presented three bedroom detached family property
- En suite to master bedroom with family bathroom and downstairs cloakroom
- Spacious living room and dining kitchen opening out onto the rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£206,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110992 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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