



Larch Road
New Ollerton Newark

burchell
edwards

Larch Road New Ollerton Newark NG22 9SX

for sale guide price
£120,000



Property Description

Offered to the market as an excellent investment opportunity, this three bedroom semi-detached property on Larch Road, New Ollerton, provides spacious accommodation, generous outdoor space and ample off-street parking.

The ground floor comprises an entrance hall leading to a comfortable living room featuring a coal fire, front-facing double glazed window and radiator. The kitchen/diner is fitted with a range of base units, an inset stainless steel sink and drainer, tiled splashbacks and a pantry for additional storage. The room also benefits from a boiler, radiator, vinyl flooring, rear-facing double glazed window and a UPVC door providing access to the garden.

To the first floor, the landing offers a useful storage cupboard and access to three well-proportioned bedrooms. Bedroom one overlooks the front aspect, whilst bedroom three also benefits from front-facing views. Bedroom two enjoys views of the rear garden and includes a built-in cupboard housing the water tank.

The family bathroom is fitted with a bath, ceramic WC, radiator and tiled splashbacks, complemented by a double glazed opaque side window.

Externally, the property boasts a spacious rear garden with fenced boundaries, a slabbed patio area, lawn and two useful sheds. Additional external benefits include an outside WC and separate storage room with electrics, ideal for garden equipment or workshop use. To the front, there is off-street parking for numerous vehicles.

A perfect investment!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entered via a UPVC front door, with carpeted flooring and a wall mounted radiator.

Living Room

Featuring a double glazed window to the front elevation, carpeted flooring, wall mounted radiator and a traditional coal fire creating a focal point to the room.

Kitchen / Diner

Fitted with a range of base mounted units incorporating an inset stainless steel sink and drainer with tiled splashbacks. Having vinyl flooring, wall mounted radiator, boiler, double glazed window to the rear elevation and a UPVC door leading outside. A useful pantry provides additional storage space.

Wc / Cloakroom

Accessed externally and fitted with a ceramic WC. Benefiting from vinyl flooring and a double glazed opaque window to the rear.

Storage

A useful external storage area with power connected, ideal for garden equipment, tools or workshop space.

Landing

With carpeted flooring, double glazed window to the rear elevation and a built-in storage cupboard.

Bedroom One

A well-proportioned double bedroom with carpeted flooring, wall mounted radiator and double glazed window to the front elevation.

Bedroom Two

Featuring exposed floorboards, wall mounted radiator and a double glazed window overlooking the rear garden. Also benefiting from a built-in cupboard housing the hot water tank.

Bedroom Three

With carpeted flooring, wall mounted radiator and a double glazed window to the front elevation.

Bathroom

Fitted with a bath and ceramic WC, complemented by tiled splashbacks, vinyl flooring, wall mounted radiator and a double glazed opaque window to the side elevation.

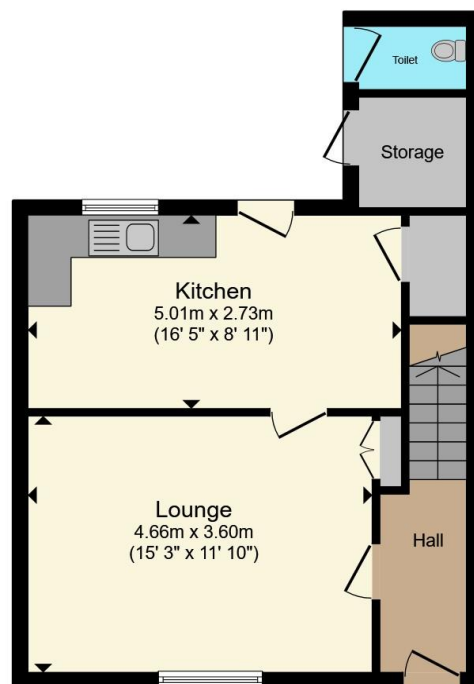
Externals

To the front, the property benefits from off-street parking for numerous vehicles. The enclosed rear garden enjoys a North East aspect and features a lawn, slabbed patio area and two garden sheds, all surrounded by fenced boundaries.

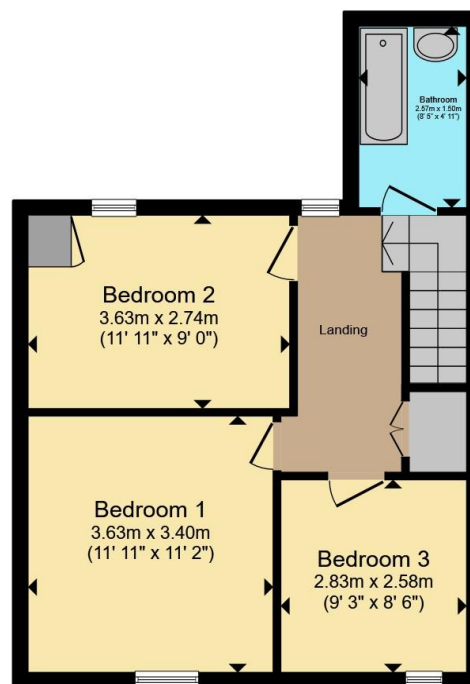








Ground Floor



First Floor

Total floor area 86.7 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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