

TO  
LET



**Breck Bank, New Ollerton, Newark, Nottinghamshire NG22 9XQ**

£875 pcm

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Chadwells are delighted to welcome to the rental market this spacious three bedroom semi-detached house. In brief the ground floor offers a generous sized lounge, large kitchen/diner and utility room. The property has recently been redecorated throughout, with new external and internal doors and windows. To the first floor there is a family bathroom with three well proportioned bedrooms. The rear there has a fully enclosed garden with the front benefiting from off street parking. Viewing is highly recommended.

## POINTS OF INTEREST

- Large Plot
- Three Bedrooms
- Spacious Inside and Out
- New Gas Central Heating Boiler
- New Windows and Doors
- Close to Local Amenities



### **Entrance Hall**

Enter through the uPVC door, with laminate flooring, radiator, stairs to first floor and doors to the kitchen/diner and lounge.

### **Kitchen/Diner**

13.3m x 9.3m (43' 8" x 30' 6") The kitchen is fitted with wall and base units, roll top work surface with stainless steel sink inset and tiled splash backs. Space and plumbing for washing machine. Laminate flooring, under stairs cupboard, uPVC door to the side and uPVC window

### **Lounge**

18.5m x 10.2m (60' 8" x 33' 6") The lounge has carpet flooring, brick built fireplace with new electric fire. Dual aspect uPVC windows and radiator.

### **First Floor Landing**

Carpet flooring, doors to the bedrooms, shower room and WC, airing cupboard housing boiler and loft access.

### **Master Bedroom**

12.6m x 11.11m (41' 4" x 36' 5") With carpet flooring, radiator and uPVC window to the front aspect.

### **Bedroom Two**

11.10m x 9.6m (36' 5" x 31' 6") With carpet flooring, radiator and dual aspect uPVC windows.

### **Bedroom Three**

10.2m x 8.9m (33' 6" x 29' 2") With carpet flooring, radiator and uPVC window to the rear aspect.

### **Shower Room**

5.11m x 5.6m (16' 9" x 18' 4") With large low level shower tray, glass screen and electric shower. Part tiled walls and floor, hand wash basin, low flush W/C and obscure window to the rear.

### **Utility Room**

7.2m x 2.8m (23' 7" x 9' 2") Plenty of space for additional storage, electric point, gas and electric meters.

### **Externally**

The garden is laid to lawn and surrounds three sides of the property. Driveway for off street parking and brick built shed for storage.

MATERIAL  
INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Brick

**EPC Rating:** D (58)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

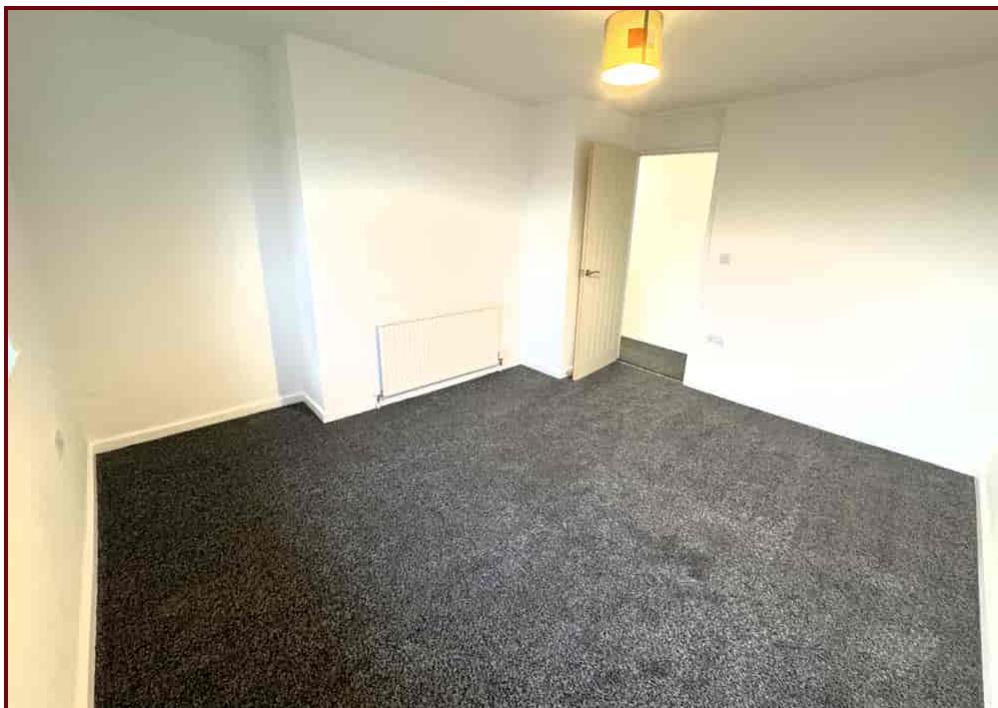
**Is the property listed?** No

**Are there any restrictions associated with the property?**

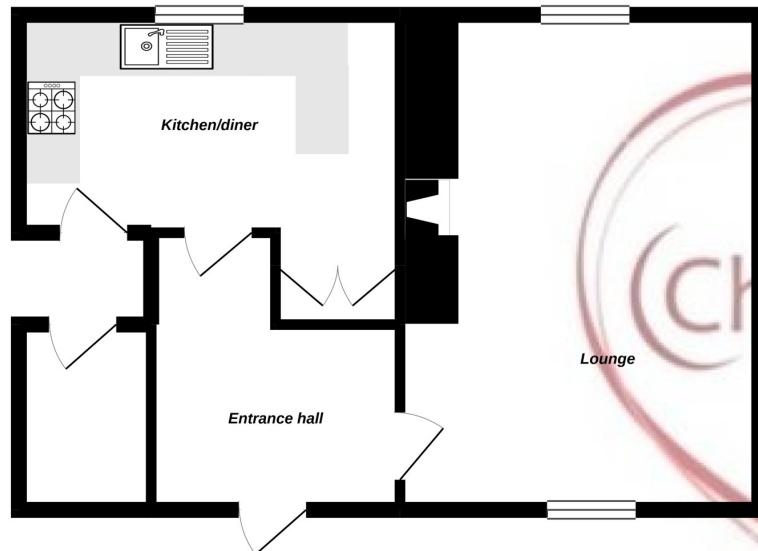
No

**Any easements, servitudes, or wayleaves?** No

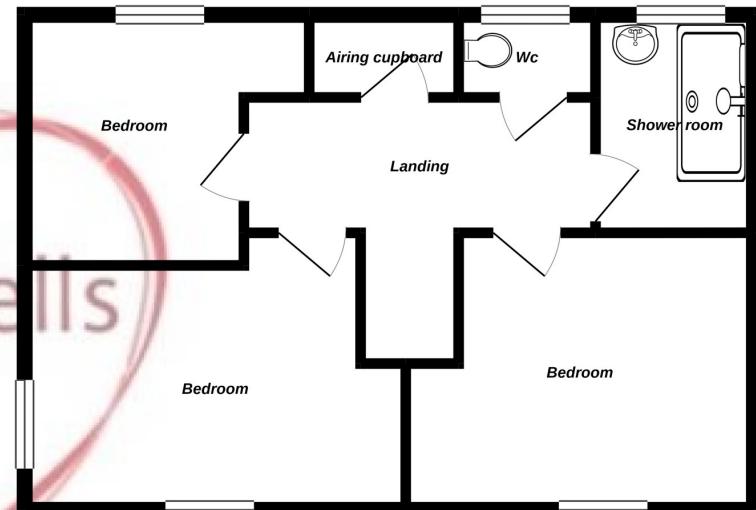
**The existence of any public or private right of way?** No



*Ground Floor*



*1st Floor*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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