



### 3 bed semi-detached house to buy in NG22

Breck Bank, New Ollerton, Newark, Nottinghamshire, NG22 9XG

**£100,000** Starting Bid

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three Bed Semi Detached
- ✓ Cul-De-sac Location
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Solid Fuel
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to this charming three-bedroom semi-detached house located in the peaceful cul-de-sac setting of New Ollerton. Boasting off-street parking, a garage, and a private rear garden, this property offers a fantastic opportunity for those seeking a family home with the convenience of immediate exchange of contracts. Sold via a secure sale, this home ensures a smooth and efficient buying process, perfect for those ready to move quickly.

Positioned within the friendly community of New Ollerton, this home benefits from its close proximity to a range of local amenities including shops, schools, and recreational facilities. The cul-de-sac location provides a quiet environment, ideal for families or anyone looking to enjoy a tranquil lifestyle while still being well connected to the surrounding towns and transport links.

The kitchen is functional and easily accessible, providing plenty of workspace and storage options. Upstairs, the property features three good-sized bedrooms and bathroom.

Outside, the private rear garden provides an excellent space for outdoor activities, gardening, or simply enjoying the fresh air in a secure and secluded environment.

This property's immediate availability through exchange of contracts via a secure sale makes it a rare find in today's market.

\*\*\*Auctioneers Additional Comments\*\*\*

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Solid Fuel

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## **Entrance Hall**

Enter through uPVC door with access to kitchen/diner and 1st floor

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## **Kitchen/Diner**

With a range of floor and wall units, tiled flooring, stainless steel sink, space and plumbing for washing machine, fridge and freezer. UPVC door and window to the side aspect, uPVC window to the rear aspect. Dual fuel fire with decorative surround and understairs storage.

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## **Living Room**

UPVC window to the front aspect, open fire with decorative surround, radiator and french doors leading to rear garden.

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## **Bedroom One**

Carpet flooring, radiator, uPVC window to front aspect and built in storage.

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## **Bedroom Two**

UPVC window to front aspect, radiator and ceiling light.

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## **Bedroom Three**

Single bedroom to rear aspect with uPVC window, radiator and ceiling light.

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## **Bathroom**

Fitted with two piece suite consisting of bath with shower over and pedestal sink. Obscure uPVC window to rear aspect.

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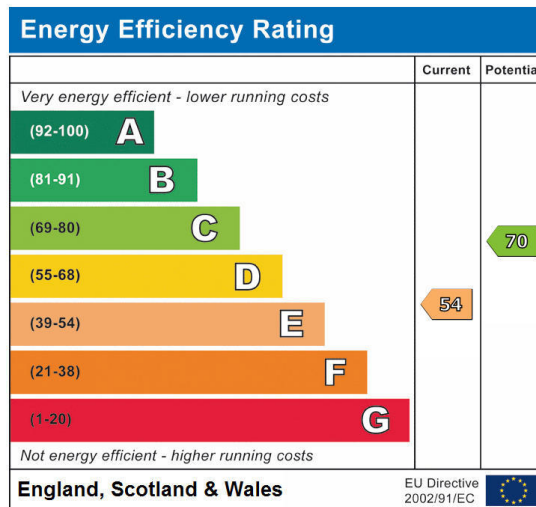
## **W.C.**

Consisting of low flush w/c, fully tiled walls and obscure window to rear aspect.

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## **External**

Front garden is gravelled for off road parking. A shared drive leads to garage and rear garden which is mainly laid to lawn with a small patio area.



Breck Bank, New Ollerton, Newark, Nottinghamshire, NG22 9XG

Contact your local branch today for more information on this property:

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