



College Close, Newark

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OLIVER REILLY



# College Close, Newark

Guide Price £90,000 - £100,000

- 50% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- WELL-APPOINTED ENCLOSED GARDEN
- uPVC Double Glazing & Gas Central Heating
- MODERN DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- FITTED KITCHEN & LARGE LOUNGE/DINER
- TWO ALLOCATED PARKING SPACES
- NO CHAIN! Tenure: Leasehold. EPC 'tbc'

**\*\*50% SHARED OWNERSHIP..!\*\*** Guide Price: £90,000 - £100,000. A RARE OPPORTUNITY ARISES!

This is an excellent opportunity to acquire a generous DETACHED home. One of only two located in this extremely popular cul-de-sac. Conveniently situated close to Newark Town Centre. Surrounded by a host of excellent local amenities and transport links. This well-proportioned home is available with 50% shared ownership. Promoting a superb chance to step onto or even re-climb the property ladder. The property stands proud at the head of the cul-de-sac and enjoys a vast free-flowing internal layout. Comprising: Inviting entrance hall, a fitted kitchen, ground floor W.C and a large lounge/diner. The first floor landing provides TWO DOUBLE BEDROOMS and a three-piece bathroom.

Externally, the property is greeted with a MULTI-CAR TANDEM DRIVEWAY. Located to the side of the house. There is a well-appointed and fully enclosed rear garden. Ready and waiting for you to inject your own personality.

Further benefits of this striking modern home include uPVC double glazing throughout and gas fired central heating. Via a modern combination boiler. Installed in 2022. Make your move...! Opportunities like this don't come around often. Book your viewing today... before its to late! Marketed with NO ONWARD CHAIN!



<b>ENTRANCE HALL:</b>	14'3 x 6'2 (4.34m x 1.88m)
<b>GROUND FLOOR W.C:</b>	5'4 x 3'9 (1.63m x 1.14m)
<b>FITTED KITCHEN:</b>	10'1 x 7'8 (3.07m x 2.34m)
<b>GENEROUS LOUNGE/DINER</b>	14'3 x 13'2 (4.34m x 4.01m)
<b>FIRST FLOOR LANDING:</b>	7'7 x 4'9 (2.31m x 1.45m)
<b>MASTER BEDROOM:</b>	14'3 x 11'7 (4.34m x 3.53m)
Max measurements provided.	
<b>BEDROOM TWO:</b>	14'3 x 10'9 (4.34m x 3.28m)
Max measurements provided.	
<b>BATHROOM:</b>	6'9 x 6'3 (2.06m x 1.91m)

**EXTERNALLY:**

The front aspect is greeted with a paved pathway. Leading to the front entrance door, with storm canopy above and external wall light. There small front garden hosts a range of established shrubs and bushes. The left side aspect provides a TWO ALLOCATED PARKING SPACES. Via a tarmac driveway. A paved pathway to the right side aspect leads to a secure timber gate. Opening into the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a small array of established bushes and a paved patio. Directly from the lounge/diner. There is hard-standing for a garden shed, an external wall light, fully fenced side and rear boundaries.

**ALLOCATED PARKING SPACES:**

The property provides two (tandem) allocated parking spaces. Located to the left side aspect of the property.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.



**Solar Panels:**

The property currently occupies solar panels to the roof on the rear aspect. The vendor has confirmed these are no longer utilised. They were previously used for hot water ONLY. A new combination boiler has now been installed and the panels are no longer used.

**Approximate Size: 773 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Leasehold. Sold with vacant possession.****Lease Information:**

Length of lease: 125 years from 18 February 2011.

Current Service Charge: Approximately £35.36 per month.

Current Rent Charge for 50%: Approximately £236 per month. Payable to the NCHA.

All of the above information has been provided by the vendor and has not been verified by the agent.

**What Is Shared Ownership?**

Shared ownership is a part-buy, scheme designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Nottingham Community Housing Association (NCHA). Gradually it is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? \* You purchase the share of the property with a mortgage or cash sum; \* You pay a service charge to Nottingham Community Housing Association.

**Nottingham Community Housing Association:**

Any prospective purchaser will need to complete an application form and be approved by Help to Buy Midlands and NCHA before the sale can be finalised.

Please visit: <https://www.ncha.org.uk/> for further information please speak to the agent.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'tbc'- On Order**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt.

**Local Information & Amenities:**

This property is conveniently located in a popular residential location, just over 1 mile away from the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North Gate station, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

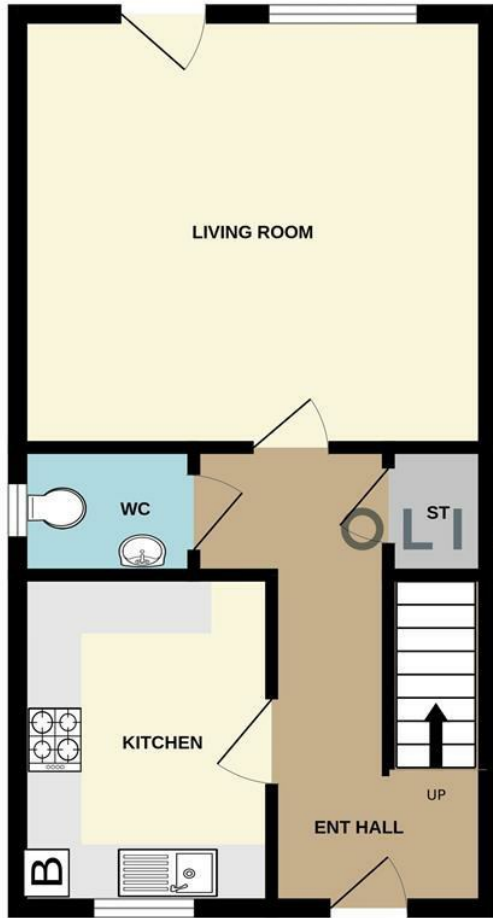
**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

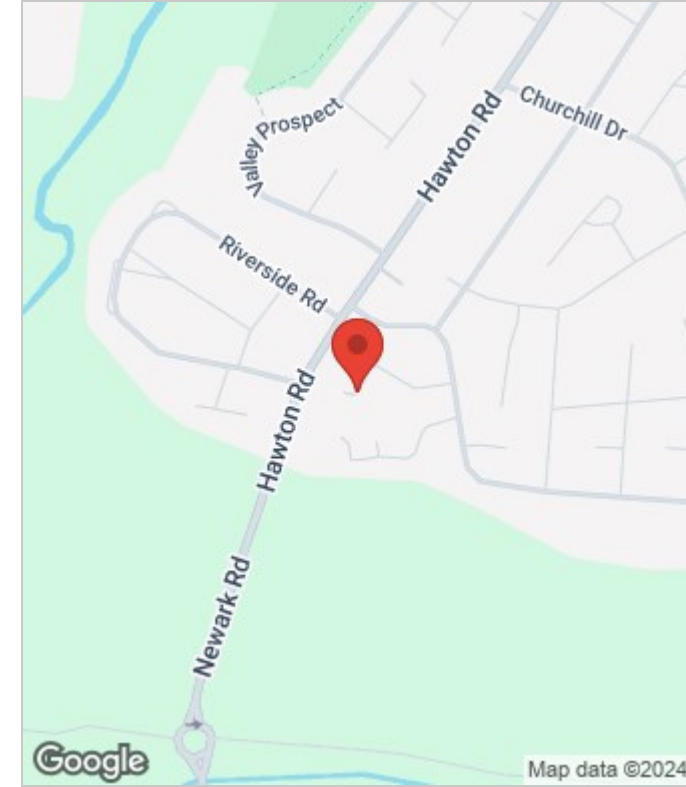
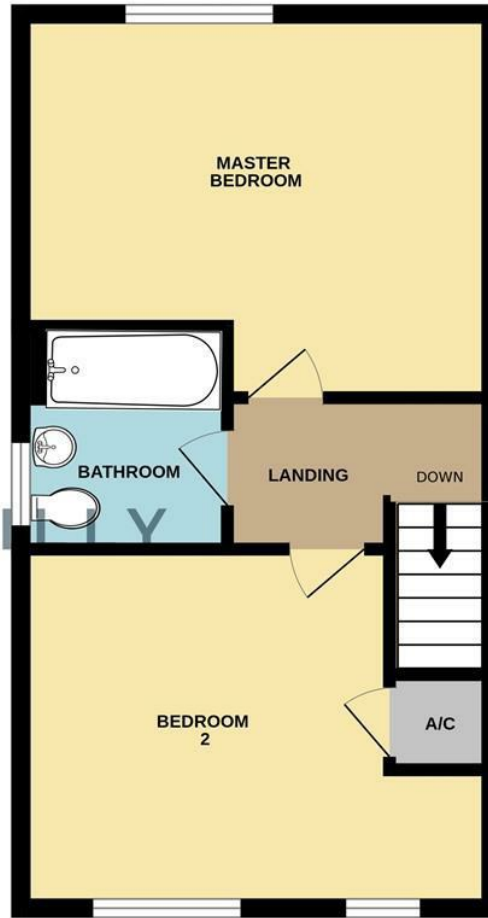




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	