



Hawton Road, Newark

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OLIVER REILLY







# Hawton Road, Newark

- NON-ESTATE DETACHED BUNGALOW
- DESIRABLE CENTRAL LOCATION
- LARGE DUAL-ASPECT LIVING ROOM
- ON A BUS ROUTE & WALKING DISTANCE TO TOWN
- EXTENSIVE DRIVEWAY, GARAGE & CARPORT
- THREE BEDROOMS
- DUAL-ASPECT DINING KITCHEN
- EN-SUITE SHOWER ROOM & BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

ONE TO MAKE YOUR OWN...! FULL OF POSSIBILITIES..!

Enjoying a captivating position on one of Newark's most sought after non-estate locations. Set within comfortable walking distance to the Town Centre, on a regular bus route and close to a range of excellent on-hand amenities.

This eye-catching detached bungalow leaves much to the imagination and boasts great scope to be adapted, enhanced and modernised to suit a variety of needs and requirements.

Showcasing a deceptive and highly versatile internal layout, comprising: Entrance hall, a modern DUAL-ASPECT dining kitchen, large DUAL-ASPECT living room with oak engineered flooring, an inner hall, shower room and THREE BEDROOMS, with a generous EN-SUITE BATHROOM accessed from the master bedroom.

Externally, the bungalow stands proud on a well-appointed plot The front aspect is greeted via an EXTENSIVE GATED block paved driveway, leading to a carport and down to a LARGE GARAGE. Providing power and lighting.

The low-maintenance rear garden leaves much to the imagination. Ready and waiting for you to inject your own personality.

Further benefits of this individual detached home include uPVC double glazing throughout and gas fired central heating.

Take this GREAT OPPORTUNITY with both hands and re-install THAT HOMELY FEELING by bringing this detached residence back to life! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



Offers in excess of £230,000



<b>ENTRANCE HALL:</b>	13'3 x 3'4 (4.04m x 1.02m)
<b>DUAL-ASPECT DINING KITCHEN:</b>	15'6 x 7'6 (4.72m x 2.29m)
<b>LARGE LIVING ROOM:</b>	17'10 x 10'7 (5.44m x 3.23m)
<b>INNER HALL:</b> Max measurements provided.	10'8 x 6'8 (3.25m x 2.03m )
<b>MASTER BEDROOM:</b> Max measurements provided.	11'6 x 10'10 (3.51m x 3.30m)
<b>EN-SUITE BATHROOM:</b>	8'1 x 7'5 (2.46m x 2.26m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'6 x 6'5 (3.20m x 1.96m)
<b>BEDROOM THREE:</b>	8'1 x 6'8 (2.46m x 2.03m)
<b>SHOWER ROOM:</b>	7'4 x 5'6 (2.24m x 1.68m)
<b>ATTACHED GARAGE:</b> Of brick built construction. Accessed via wooden double doors. Providing power, lighting and a right sided personal door, leading out to the rear garden. Open access into the integral rear workshop.	16'4 x 8'10 (4.98m x 2.69m)
<b>INTEGRAL WORKSHOP:</b> Providing additional storage or workshop space, with a window to the side and rear elevation.	9'6 x 7'3 (2.90m x 2.21m)
<b>CARPORT:</b> With timber pillars and a plastic roof. Giving access down to the garage.	





#### EXTERNALLY:

The bungalow occupies a lovely 0.08 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a double wrought-iron gated block paved driveway. Ensuring AMPLE OFF-STREET PARKING, leading down to a carport and into an attached garage. The low-maintenance front garden is predominantly gravelled and paved, hosting sufficient space for additional parking options, if required. A right sided access gate opens onto a concrete pathway, leading to the private and enclosed rear garden. Predominantly laid to lawn, with partial planted borders, an outside light and access into the attached garage, via a timber personal door. There are fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

#### Approximate Size: 991 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage/ workshop.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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. There is also access to Lincoln and Nottingham via Newark Castle train 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:

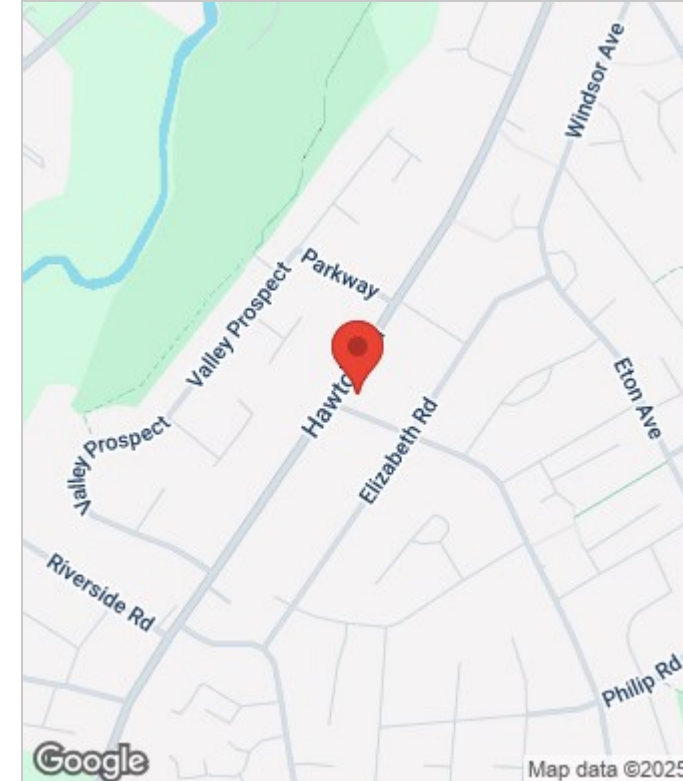
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 