



Oliver Close, Newark

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OLIVER REILLY



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- END TERRACE HOME
- QUIET CUL-DE-SAC LOCATION
- LARGE LIVING ROOM & DINING KITCHEN
- LOW-MAINTENANCE ENCLOSED GARDEN
- MODERNISATION REQUIRED
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN
- FIRST FLOOR BATHROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- NO CHAIN! Tenure: Freehold. EPC 'D'

ONE TO MAKE YOUR OWN MARK ON..!

If you're looking to inject your own personality, both inside and out. Then...LOOK NO FURTHER!

This is the perfect project for YOU!

This well-positioned end terrace home, occupies a quiet cul-de-sac position, situated within comfortable walking distance to the Town Centre. Close to a vast array of on-hand amenities.

This BLANK CANVAS will leave much to your imagination from the moment you step inside. The internal accommodation comprises: Large bay-fronted living room and a well-appointed dining kitchen. The first floor landing hosts two bedrooms and a three-piece bathroom.

Externally, the property hosts a MULTI-CAR BLOCK PAVED DRIVEWAY. Providing side-by-side parking. There is a fully enclosed private rear garden, which truly could be made into something special!

Further benefits of this potential-filled modern gem include uPVC double glazing and electric heating.

TURN THIS HOUSE INTO YOUR HOME! Promising great potential from the outset! Marketed with **NO ONWARD CHAIN!!**.



Guide Price £130,000



LIVING ROOM:	15'2 x 12'4 (4.62m x 3.76m)
DINING KITCHEN:	12'4 x 7'6 (3.76m x 2.29m)
FIRST FLOOR LANDING:	6'2 x 2'6 (1.88m x 0.76m)
MASTER BEDROOM: DUAL-ASPECT. With over-stairs wardrobe/ storage space.	11'9 x 8'8 (3.58m x 2.64m)
BEDROOM TWO: With loft hatch access point.	10'9 x 5'8 (3.22m x 1.73m)
FIRST FLOOR BATHROOM: With airing cupboard. Housing the hot water cylinder.	7'8 x 6'2 (2.34m x 1.88m)

EXTERNALLY:

The property occupies a lovely position within a quiet cul-de-sac. The front aspect provides a BLOCK PAVED MULTI-CAR DRIVEWAY. Ensuring side-by-side parking for two vehicles. The front aspect provides a range of established bushes/ shrubs, which could be removed to create further parking space, if required. There is access to the front entrance door, via a pitched roof storm canopy. The left side aspect provides a timber gate, opening onto a paved pathway with a small garden shed, leading to the low-maintenance enclosed garden. With paved hard-standing and an additional garden shed. Leaving much to the imagination for you to make your own mark! There is an outside tap, walled left and rear boundary and a fenced right side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides electric 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: 570 Square Ft.

Measurements are approximate and for guidance only.



Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (60)

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 in a central residential location, within close proximity and walking distance into 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, in 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.

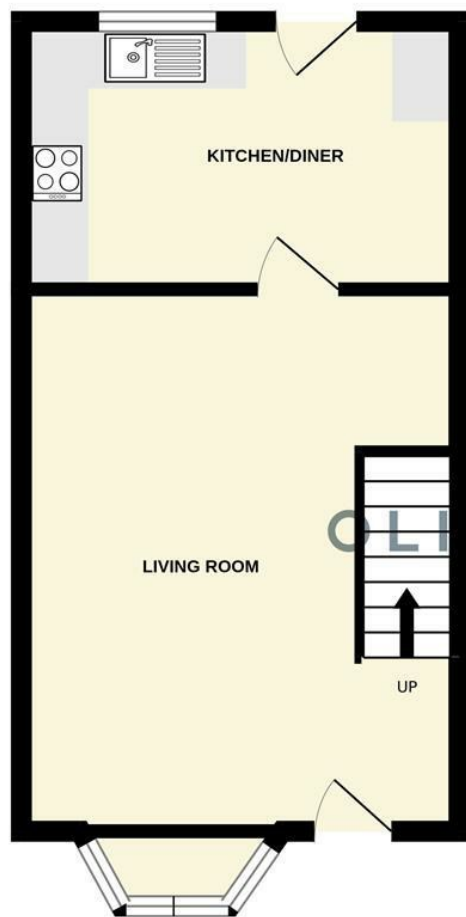
Draft Details-Awaiting Approval:

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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 