



Sawyers Close, Newark

2 1 1 D

OLIVER REILLY







# Sawyers Close, Newark

- MODERN END TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- DINING KITCHEN
- ALLOCATED OFF-STREET PARKING
- EASE OF ACCESS ONTO MAIN ROADS
- TWO BEDROOMS
- BAY-FRONTED LIVING ROOM
- ENCLOSED LOW-MAINTENANCE GARDEN
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- Tenure: Freehold. EPC 'D'

Guide Price: £140,000-£150,000. GET YOUR FOOT ON THE LADDER!

This perfectly proportioned end terrace home lends itself as an ideal first time purchase, downsize or long-term investment. Positioned within comfortable walking distance to the Town Centre, both train stations and also ensures ease of access to main road links, including the A1 and A46 corridors.

This well-maintained home provides a sizeable layout, comprising: Large bay-fronted living room and a dining kitchen.

The first floor hosts two bedrooms and a three-piece bathroom.

Externally, the property provides a low-maintenance and fully enclosed rear garden. There are two allocated parking spaces, directly in front of the house, along with the addition of an attached external store.

Further benefits include uPVC double glazing, OWNED SOLAR PANELS to the rear roof elevation and electric heating.

Promising GREAT POTENTIAL IN A PRIME LOCATION... This is a fantastic opportunity to make this house your own!



Guide Price £140,000 - £150,000



<b>LIVING ROOM:</b> Max measurements provided.	13'9 x 12'5 (4.19m x 3.78m)
<b>KITCHEN/DINER:</b>	13'9 x 8'2 (4.19m x 2.49m)
<b>FIRST FLOOR LANDING:</b>	6'2 x 3'5 (1.88m x 1.04m)
<b>MASTER BEDROOM:</b>	11'3 x 10'3 (3.43m x 3.12m)
<b>BEDROOM TWO:</b>	9'7 x 7'4 (2.92m x 2.24m)
<b>FIRST FLOOR BATHROOM:</b>	6'2 x 5'8 (1.88m x 1.73m)

**OFF-STREET PARKING:**  
There are two paved allocated parking spaces, directly outside the front of the house.

**EXTERNALLY:**  
The front aspect provides concrete pathway, leading to the front entrance door, with a timber framed storm porch with a sloped tiled roof. There is also access into the attached external store. The front garden is predominantly gravelled with a mature tree. The right side aspect leads to a secure timber personal gate. Opening into the well-appointed, low-maintenance rear garden. Predominantly laid to lawn, with a paved seating area and hard-standing/provision for a garden shed. There is an external wall light, fully fenced side and rear boundaries.

**Solar Panels:**  
The vendors have confirmed that there are solar panels to the rear roof elevation. They are OWNED OUTRIGHT and installed in 2023. For any further details, please contact the selling agent.





#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides electric heating and uPVC double glazing throughout. Mains gas is connected to the property but not currently utilised. 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: 580 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' (56)**

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 popular central location, in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. There is also access to Lincoln and Nottingham via Newark Castle station.

#### **Viewing Arrangements:**

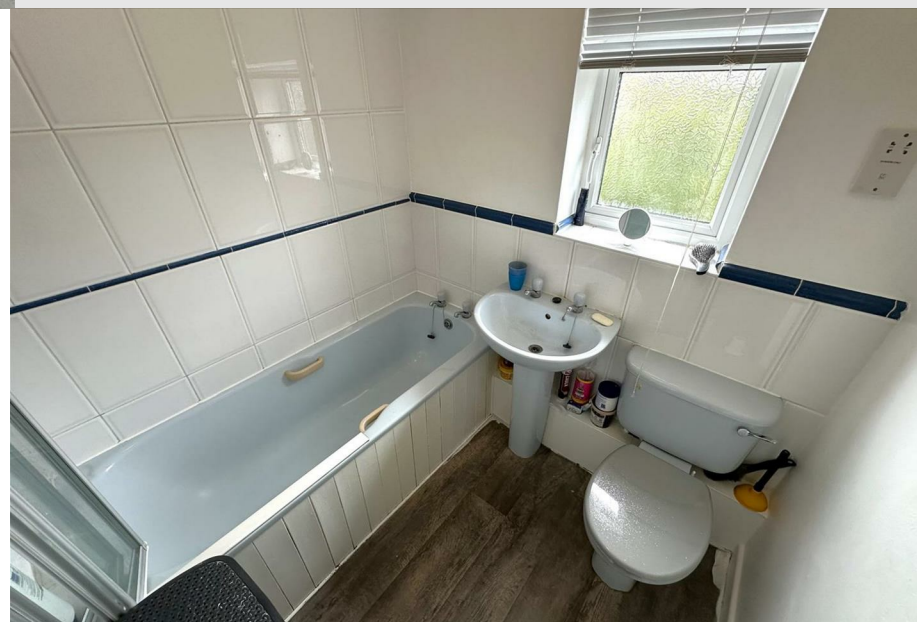
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### **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.





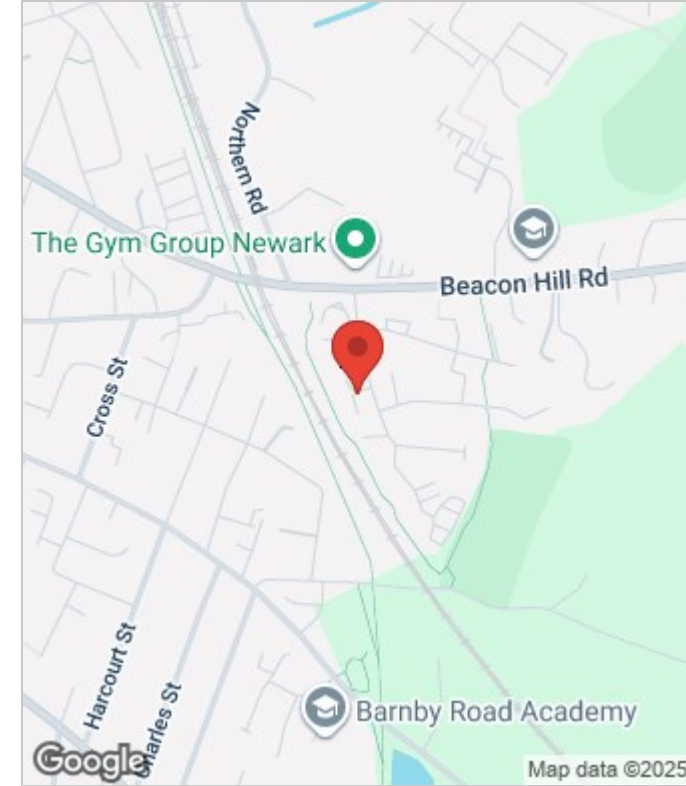




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 