



Greenway, Newark

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 OLIVER REILLY



Greenway, Newark

- SIZEABLE SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO TOWN CENTRE!
- USEFUL BRICK & TIMBER OUTBUILDINGS
- uPVC Double Glazing & Gas Central Heating
- EARLY VIEWINGS ESSENTIAL!
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS DINING KITCHEN
- DRIVEWAY & GENEROUS REAR GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £180,000-£190,000. NOT TO BE MISSED..!

This perfectly proportioned semi-detached home is situated in a convenient, popular and central location to Newark Town Centre. Close to a range of amenities, schools and transport links. Offering a generous level of family-sized accommodation, presented to a great standard, the sizeable internal layout comprises: Entrance hall, lounge and a GENEROUS DINING KITCHEN. The first floor hosts a modern three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property stands on an excellent plot, greeted with a driveway and scope to adapt the front garden into further parking options.

The LARGE REAR GARDEN is a perfect external escape, benefiting the whole family. Enjoying a concrete seating area, DETACHED TIMBER WORKSHOP and a DETACHED BRICK OUTBUILDING. Equipped with power, lighting, multi-purpose potential and an attached external store.

Further benefits of this lovely residence include uPVC double glazing and gas fired central heating. Promising THE PERFECT PLACE TO START!!!. A warm welcome awaits from the moment you step inside! Marketed with **NO ONWARD CHAIN!!**.



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ENTRANCE HALL:	11'8 x 6'1 (3.56m x 1.85m)
LOUNGE:	12'10 x 12'10 (3.91m x 3.91m)
Max measurements provided.	
SPACIOUS DINING KITCHEN:	19'5 x 10'8 (5.92m x 3.25m)
Max measurements provided.	
FIRST FLOOR LANDING:	7'9 x 6'2 (2.36m x 1.88m)
MASTER BEDROOM:	13'10 x 12'10 (4.22m x 3.91m)
Max measurements provided.	
BEDROOM TWO:	13'10 x 9'7 (4.22m x 2.92m)
Max measurements provided.	
BEDROOM THREE:	8'9 x 8'3 (2.67m x 2.51m)
Max measurements provided.	
FAMILY BATHROOM:	8'3 x 5'5 (2.51m x 1.65m)
DETACHED OUTBUILDING:	10'5 x 7'1 (3.18m x 2.16m)
Of brick built construction with a flat roof. Accessed via a secure wooden personal door. Equipped with power, lighting and laminate flooring. Two obscure uPVC double glazed windows tot he front elevation.	
EXTERNAL STORE:	4'4 x 2'7 (1.32m x 0.79m)
Of brick built construction. Providing sufficient external storage space.	
DETACHED TIMBER WORKSHOP:	24'0 x 10'0 (7.32m x 3.05m)
Approximate measurements provided. With carpeted flooring. Providing great scope to be utilised for a variety of purposes.	



EXTERNALLY:

The property occupies a well-appointed plot. The front aspect provides dropped kerb vehicular access onto a part paved/ gravelled driveway. The front garden is laid to lawn, hosting partially planted borders, a hedged side and front boundaries. Access to the concealed gas meter and the side entrance door, with external wall light. A right sided wooden personal gate opens through to the detached outbuilding. Located within the LARGE REAR GARDEN. Predominantly laid to lawn, with partial planted left sided borders. There is hard-standing and provision for two garden sheds, located at the bottom of the garden. Access into the large detached timber workshop. Double external power sockets and outside tap. There is a part hedged/ fenced left side boundary. Fully fenced right 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: 868 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: 'bbc'- On Order

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 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 marketplace 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.

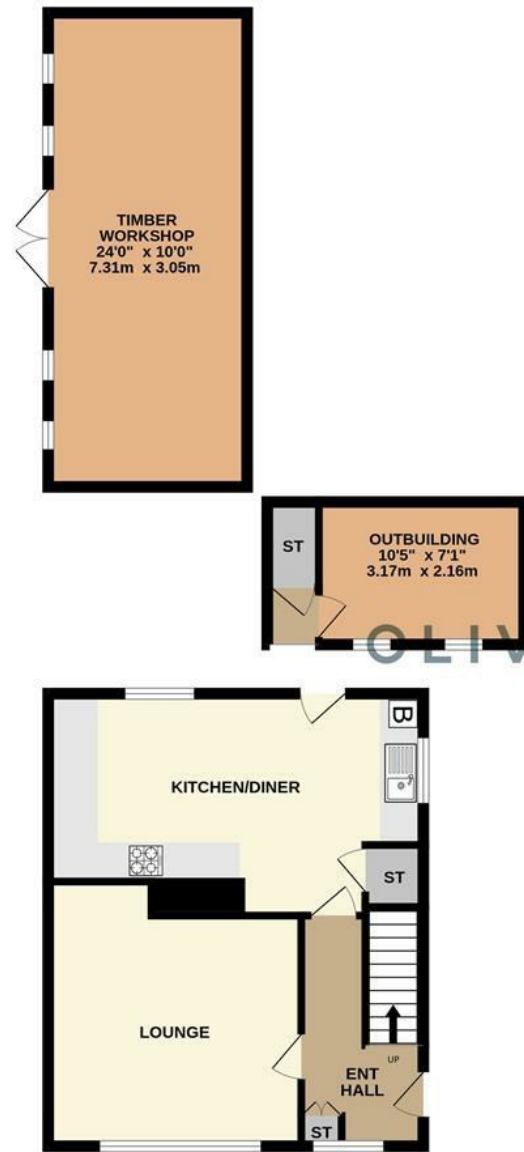
Draft Details-Awaiting Approval:

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.

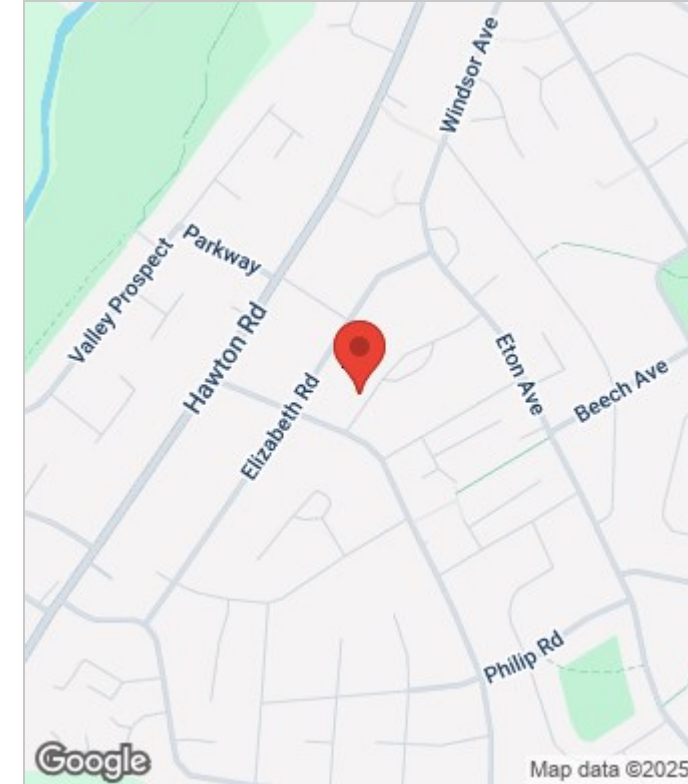




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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