

OLIVER REILLY



Valley Prospect, Newark Asking Price: £260,000

BLINK & YOU'LL MISS IT...!

STANDING PROUD... In the highly sought-after area of Valley Prospect. This beautifully renovated detached bungalow offers a perfect blend of modern living and convenience. The property has been upgraded to a high standard, ensuring that every corner reflects quality and style.

As you step inside, you will be greeted with an inviting entrance hall, sizeable DUAL-ASPECT living room, equally spacious OPEN-PLAN DINING KITCHEN, two DOUBLE bedrooms and a stylish bathroom.

Location is key, and this property does not disappoint!... Situated close to the town centre and a variety of amenities, you will find everything you need just a short stroll away. Whether it's shopping, dining, or leisure activities, the vibrant community offers a wealth of options to explore.

Valley Prospect is a hugely popular area, known for its friendly neighbourhood and excellent transport links. This property presents a fantastic opportunity to enjoy modern living in a desirable location. Don't miss your chance to make this stunning house your new home.

Marketed with NO ONWARD CHAIN!!!

Valley Prospect, Newark

£260,000



- RENOVATED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- HIGHLY SOUGHT-AFTER & CENTRAL LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- LARGE DUAL-ASPECT LIVING ROOM
- DETACHED GARAGE & BLOCK PAVED DRIVEWAY
- WELL-MAINTAINED FRONT, SIDE & REAR GARDENS
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- SOLD PRIOR TO MARKETING!
- NO CHAIN! Tenure: Freehold. EPC 'D'

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.

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'D' (67)

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 Authority:

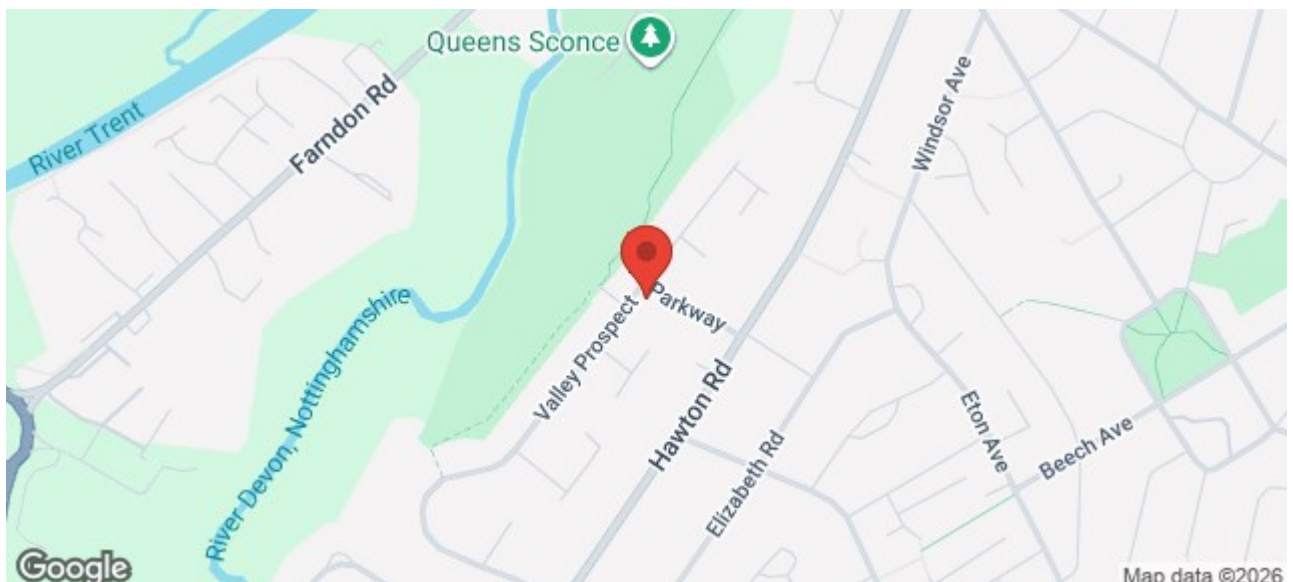
Newark & Sherwood District Council.

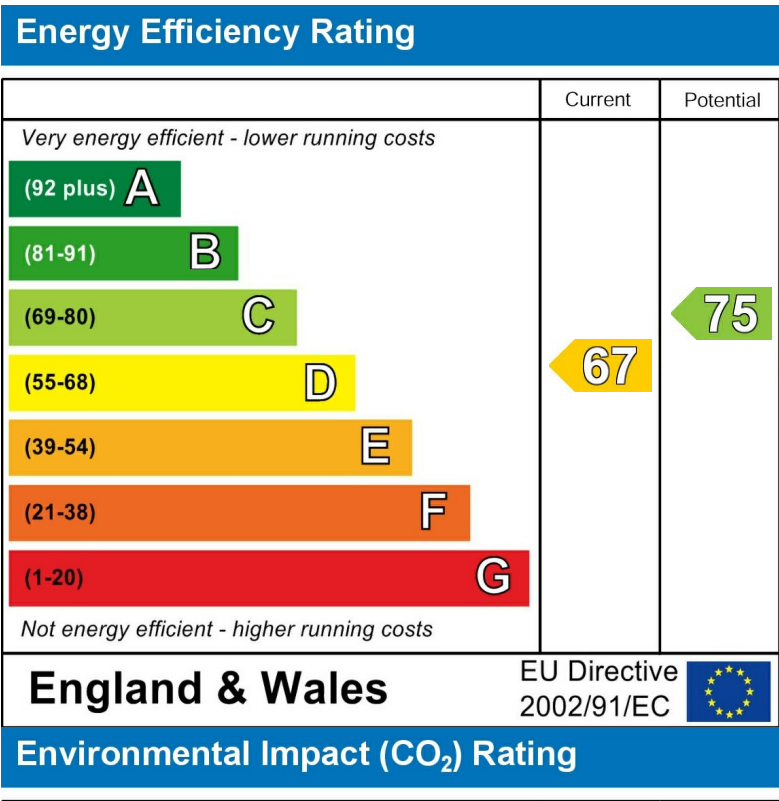
Council Tax: Band 'C'

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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.