



Cardinal Hinsley Close, Newark

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OLIVER REILLY



Cardinal Hinsley Close, Newark

Guide Price £160,000 - £170,000

- MODERN END TERRACE HOME
- CENTRAL CUL-DE-SAC SETTING
- CONTEMPORARY DINING KITCHEN
- SINGLE GARAGE & DRIVEWAY
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE BEDROOMS
- LARGE LIVING ROOM & CONSERVATORY
- STYLISH FIRST FLOOR SHOWER ROOM
- LOW-MAINTENANCE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £160,000 - £170,000. CONVENIENCE & CONTEMPORARY LIVING!... Here we have a great example of a STRIKING & STYLISH end town house. Pleasantly position in a quiet residential cul-de-sac. Close to the amenities, hustle and bustle of Newark Town Centre. Poised for ease of access onto main roads and to both train stations. This attractive modern gem promotes itself as an IDEAL FIRST TIME HOME! A suitable downsize or low-maintenance investment. In addition to the central location the property benefits from a FREE-FLOWING LAYOUT comprising: Entrance hall, with a large storage cupboard, a generous living room and a SUPERB DINING KITCHEN. Leading into a sizeable conservatory with double panel radiator, overlooking the rear garden. The first floor hosts a STUNNING SHOWER ROOM and three great sized bedrooms. Two of which are enhanced by EXTENSIVE FITTED WARDROBES. Externally, the front aspect is greeted with a driveway. Providing access into a SINGLE GARAGE. Equipped with power and lighting. The low-maintenance rear garden lends itself as a BLANK CANVAS. Promoting minimal maintenance and MAXIMUM POTENTIAL. Allowing your to inject your own personality! Additional benefits of this eye-catching end terrace include uPVC double glazing and gas central heating via a combination boiler. STOP SCROLLING... THIS IS THE ONE!!!!... Early viewings are simply ESSENTIAL! Marketed with **NO ONWARD CHAIN!**



ENTRANCE HALL:	3'8 x 3'4 (1.12m x 1.02m)
Max measurements provided up to fitted storage cupboard.	
LARGE LOUNGE:	14'8 x 14'6 (4.47m x 4.42m)
MODERN DINING KITCHEN:	14'8 x 9'5 (4.47m x 2.87m)
CONSERVATORY:	10'10 x 7'5 (3.30m x 2.26m)
Of uPVC construction, with a pitched poly-carbonate roof. Providing wood-effect vinyl flooring, a double panel radiator and power socket. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the rear garden.	
FIRST FLOOR LANDING:	8'10 x 3'10 (2.69m x 1.17m)
With loft hatch access point. Providing a pull-down ladder, a ceiling strip light and partial boarding. Max measurements provided.	
MASTER BEDROOM:	11'3 x 8'0 (3.43m x 2.44m)
Max measurements provided.	
BEDROOM TWO:	9'6 x 8'1 (2.90m x 2.46m)
Max measurements provided.	
BEDROOM THREE:	8'3 x 6'5 (2.51m x 1.96m)
CONTEMPORARY SHOWER ROOM:	6'6 x 6'5 (1.98m x 1.96m)
SINGLE GARAGE:	16'7 x 8'3 (5.05m x 2.51m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and over-head eaves storage space. A left sided wooden personal door gives access to the front and rear of the property.	



EXTERNALLY:

The property is positioned in a quiet residential cul-de-sac, on the outskirts of the Town Centre. The front aspect provides a part block paved and gravelled frontage, with steps down to the front entrance door. There is a concrete driveway, to the right side aspect, with access into the SINGLE GARAGE. A shared concrete pathway leads to the rear garden. Predominantly laid to lawn with an outside tap and external light. 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Approximate Size: 795 Square Ft.

Measurements are approximate and for guidance only. This does not include the garage.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (65)

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 sought after residential location, just over 1 mile away from 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, 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

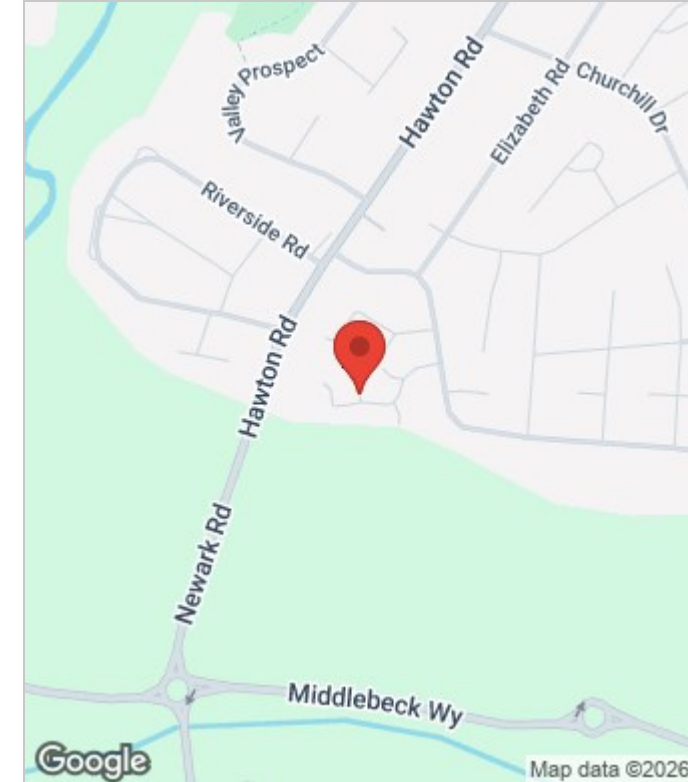
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	