



Montgomery Road, Newark

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OLIVER REILLY



G&T

Montgomery Road, Newark

Asking Price: £175,000

- MODERNISED SEMI-DETACHED HOME
- CLOSE TO SCHOOLS & AMENITIES
- SIZEABLE BAY-FRONTED LOUNGE
- DRIVEWAY OPPORTUNITY & DETACHED OUTBUILDINGS
- uPVC Double Glazing & Gas Central Heating
- THREE EXCELLENT SIZED BEDROOMS
- OPEN-PLAN DINING KITCHEN
- GENEROUS REAR GARDEN
- IDEAL FIRST TIME/ FAMILY HOME!
- NO CHAIN! Tenure: Freehold. EPC 'D'

STEP INTO YOUR NEXT CHAPTER!!!!

This spacious semi-detached home offers an abundance of accommodation, ready and waiting for you to INSTANT APPRECIATION!

This well-maintained home is positioned on the outskirts of the Town Centre. Close to amenities, popular schools and transport links.

The generous internal layout comprises: Entrance hall, a sizeable bay-fronted lounge, OPEN-PLAN DINING KITCHEN with breakfast bar and walk-in pantry.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS. All with fitted wardrobes/ storage facilities. A modern family bathroom, with separate W.C.

Externally, the property occupies a WONDERFUL PLOT. Promoting a large rear garden, with scope to inject your own personality and access into two detached brick outbuildings.

The front aspect is gated and promotes a great off-street parking opportunity. Suitable for multiple vehicles.

Additional benefits of this perfectly-proportioned home include uPVC double glazing and gas central heating, via a modern combination boiler.

Showcasing SPACE WHERE IT MATTERS!!! It's time to get yourself onto the ladder! Marketed with ****NO ONWARD CHAIN!!****.



ENTRANCE HALL:	11'6 x 5'10 (3.51m x 1.78m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	16'7 x 12'1 (5.05m x 3.68m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	18'5 x 9'10 (5.61m x 3.00m)
FIRST FLOOR LANDING: Max measurements provided.	7'10 x 3'10 (2.39m x 1.17m)
MASTER BEDROOM:	12'6 x 11'0 (3.81m x 3.35m)
BEDROOM TWO:	10'10 x 9'10 (3.30m x 3.00m)
BEDROOM THREE:	9'4 x 7'3 (2.84m x 2.21m)
MODERN BATHROOM:	7'2 x 4'10 (2.18m x 1.47m)
FIRST FLOOR W.C:	4'3 x 2'5 (1.30m x 0.74m)
OUTBUILDING 1: Max measurements provided.	8'2 x 8'2 (2.49m x 2.49m)
OUTBUILDING 2:	5'5 x 2'9 (1.65m x 0.84m)
EXTERNALLY: This generously sized home is situated in a cul-de-sac. On the outskirts of the Town Centre. The front aspect provides potential for a gated a multi-vehicle driveway. Subject to 'dropped kerb'. The front garden is laid to lawn and promotes further scope for additional parking options, with fenced side and front boundaries. A concrete pathway leads to the front porch and entrance door. The right side aspect has a wooden personal gate opening through to the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a gravelled seating area and a concrete pathway, leading to the DETACHED BRICK OUTBUILDINGS. There is an external wall lights, fully 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.

Approximate Size: 808 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' (57)**

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, 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 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:

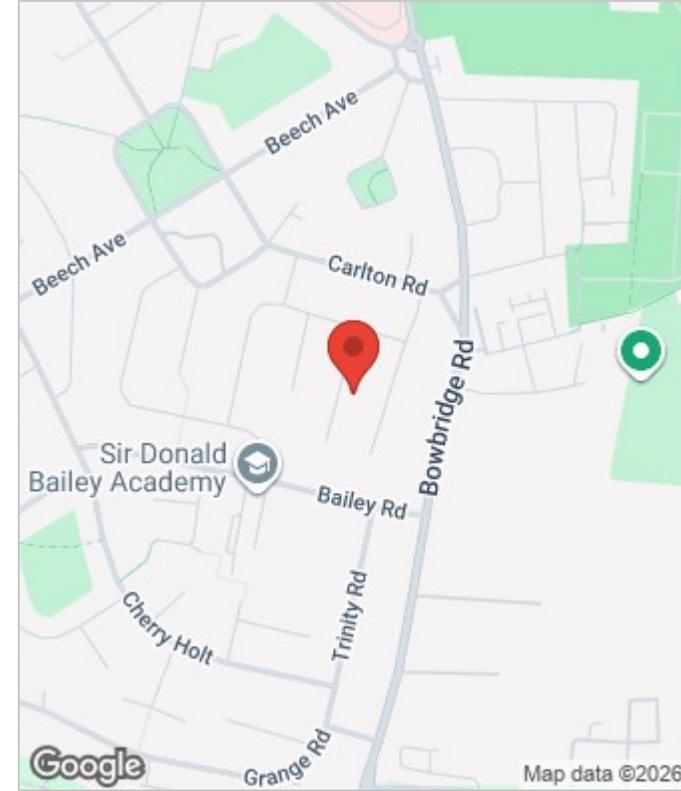
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	