



Hatton Gardens, Newark

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OLIVER REILLY





# Hatton Gardens, Newark

Asking Price: £130,000

- SIZEABLE END TERRACE HOME
- POPULAR & CONVENIENT LOCATION
- SPACIOUS KITCHEN & FIRST FLOOR BATHROOM
- LOVELY & WELL-APPOINTED ENCLOSED GARDEN
- Gas Central Heating & uPVC Double Glazing
- TWO EXCELLENT DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ATTACHED OUTBUILDINGS & EXTERNAL W.C
- SCOPE TO MAKE YOUR OWN! MODERNISATION REQUIRED!
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

## SPACE & SCOPE TO MAKE YOUR OWN!

Have a look at Hatton Gardens!.. A much loved END TERRACE HOME. Pleasantly situated in a convenient central location. Close to a range of schools and amenities. Enjoying a comfortable walk to the Town Centre and set in the fashionable London Road vicinity. Promoting ease of access to Balderton and onto main road corridors.

Not only does this sizeable home promote an abundance of living space its RIPE & READY for you to inject your own personality and modernise till your hearts content!

The generous internal layout comprises: Lounge, an inner hall, separate dining room and a well-proportioned fitted kitchen.

The large first floor landing hosts TWO EXCELLENT DOUBLE BEDROOMS. Both enhanced by fitted wardrobes/ storage cupboards and a generous family bathroom.

Externally, the serenity and space in the rear garden will leave you with plenty of exciting options!... Retaining a high-degree of privacy and remaining fully enclosed, with a large paved seating area and access into THREE ATTACHED OUTBUILDINGS. One of which has an external W.C and the two stores both provide power and lighting. On street parking is also available, on a first come, first served basis.

Additional benefits of this BRILLIANT BLANK CANVAS include uPVC double glazing and gas central heating, via a modern 'IDEAL' combination boiler.

Make the most of this brilliant opportunity, crying out for you to MODERNISE, MAXIMISE & MAKE IT YOURS! Available with NO ONWARD CHAIN!!



<b>LOUNGE:</b>	13'4 x 10'10 (4.06m x 3.30m)
<b>DINING ROOM:</b>	13'5 x 11'10 (4.09m x 3.61m)
<b>KITCHEN:</b>	10'6 x 8'5 (3.20m x 2.57m)
<b>FIRST FLOOR LANDING:</b>	5'4 x 2'8 (1.63m x 0.81m)
<b>MASTER BEDROOM:</b>	15'4 x 11'0 (4.67m x 3.35m)
<b>BEDROOM TWO:</b>	12'10 x 11'10 (3.91m x 3.61m)
<b>LARGE BATHROOM:</b>	10'8 x 8'5 (3.25m x 2.57m)
<b>ATTACHED OUTBUILDING 1:</b>	5'9 x 3'8 (1.75m x 1.12m )
Equipped with power and lighting.	
<b>EXTERNAL W.C:</b>	5'9 x 3'8 (1.75m x 1.12m)
With low level W.C, and outside tap and ceiling light fitting.	
<b>OUTBUILDING 2:</b>	6'1 x 5'10 (1.85m x 1.78m)
Equipped with power, lighting and a wooden window to the rear elevation.	



## EXTERNALLY:

This highly regarded home is situated in a popular and central location. Set on the outskirts of the Town Centre. The well-appointed and private enclosed rear garden is predominantly laid to lawn, with extensive borders, that leave much to your imagination to make yours. The garden enjoys a large paved seating area and a concrete pathway leading from the top to the bottom of the garden. There is access into all three attached outbuildings. Fully fenced side and rear boundaries. A left sided personal gate opens onto a shared passageway, which leads to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden. On street parking is also available, outside the house, on a first come, first served basis.



**Approximate Size: 980 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached outbuildings and W.C.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'IDEAL' combination boiler and uPVC double glazing throughout. This excludes the wooden window in the outbuilding. 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.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'tbc'- 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:**

**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.

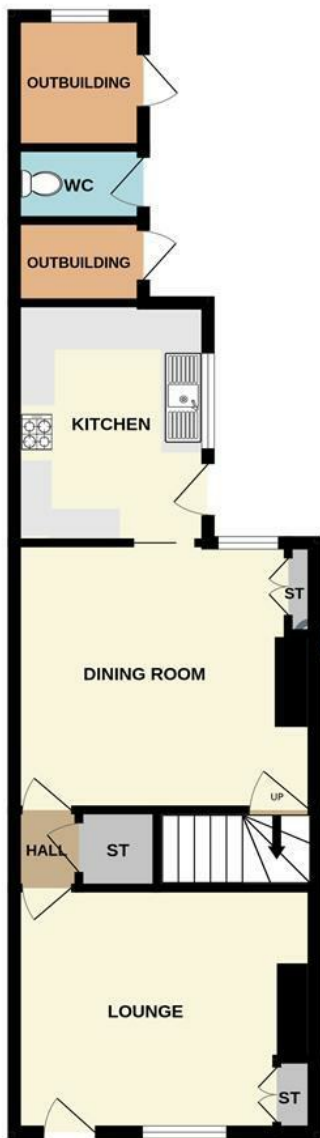
**Draft Details-Awaiting Approval:**

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.

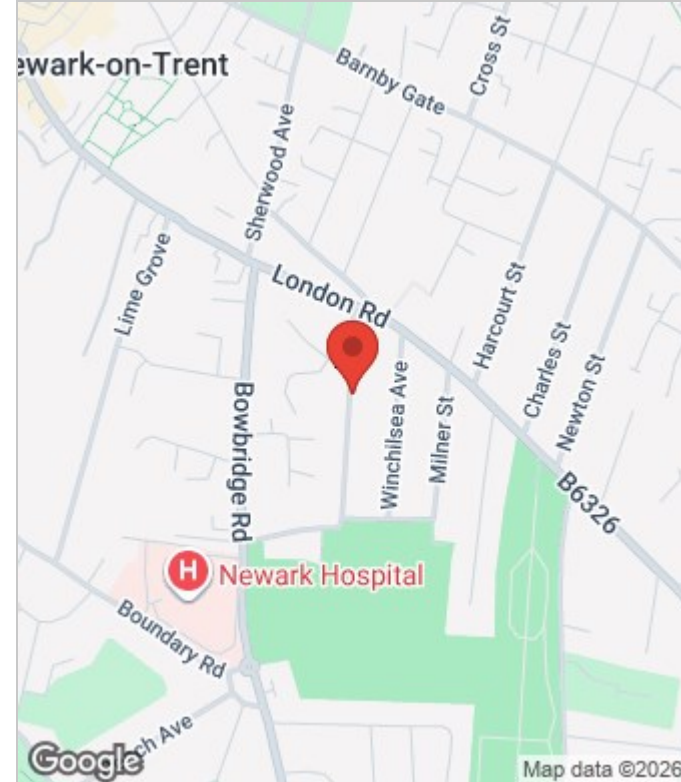




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	