



Old Mill Crescent, Newark, NG24 2HY £147,500

BLINK AND YOU'LL MISS IT!...

This is a fabulous opportunity to acquire a two bedroom semi-detached bungalow. Closely situated near amenities and the Town Centre. The bungalow does require modernisation but presents a wonderful BLANK CANVAS! Ready and waiting for you to make your own mark! Available with NO ONWARD CHAIN!

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£147,500



- SEMI-DETACHED BUNGALOW
- CLOSE TO TOWN CENTRE & AMENITIES
- Tenure: Freehold. EPC 'D'
- TWO BEDROOMS
- MODERNISATION REQUIRED
- LARGE LOUNGE/DINER
- NO CHAIN!

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' (63)

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:

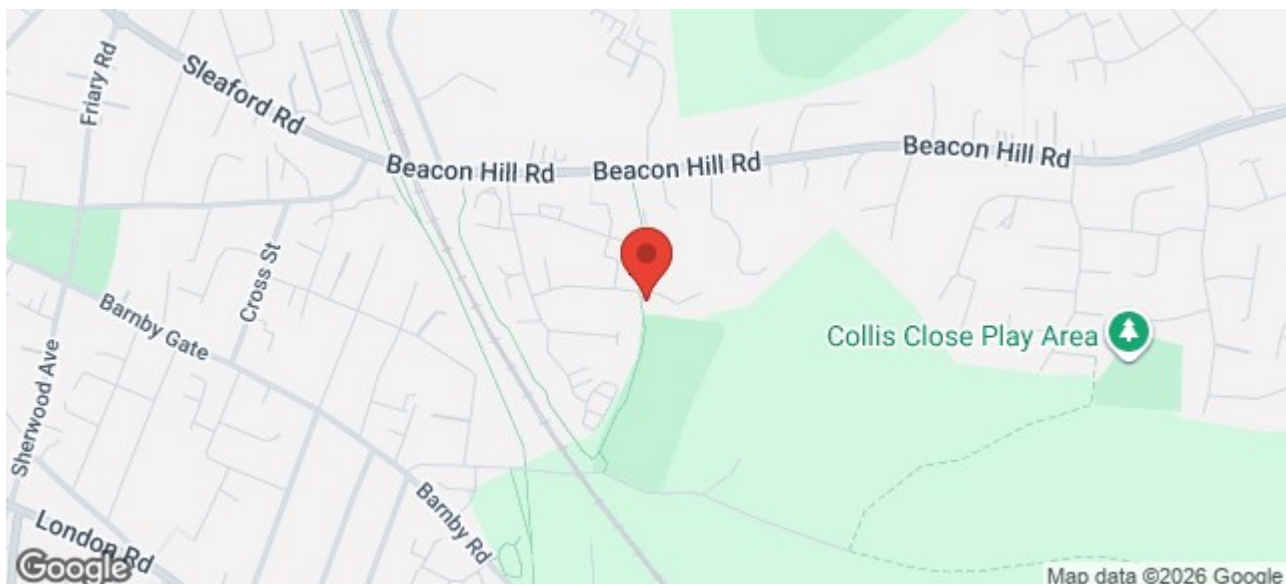
Newark & Sherwood District Council.

Council Tax: Band 'B'

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 |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



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.