



Maun Green, Newark

 2  1  1  D

OLIVER REILLY



# Maun Green, Newark

- CHARMING SEMI-DETACHED HOME
- QUIET LOCATION! CLOSE TO TOWN CENTRE
- WELL-APPOINTED FRONT & REAR GARDENS
- POTENTIAL TO IMPROVE & MAKE YOUR OWN
- Gas Central Heating & uPVC Double Glazing
- TWO EXCELLENT SIZED BEDROOMS
- GENEROUS LOUNGE & KITCHEN/DINER
- DETACHED GARAGE/ OFF-STREET PARKING
- IDEAL FIRST TIME PURCHASE!
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £150,000 - £160,000. PERFECT POSSIBILITIES...!

Tucked away in a delightful position that boasts the perfect blend of PRIVACY & CONVENIENCE. Situated close to Newark Town Centre, both train stations and main roads. This well-proportioned house is a GREAT BLANK CANVAS!... Promoting a wonderful chance for you to inject your own personality, both inside and out!

The deceptively spacious internal layout comprises of a side entrance hall, open-plan through to a large lounge, a dining kitchen and a rear porch/ utility room.

The first floor hosts TWO EXCELLENT SIZED BEDROOMS and a three-piece bathroom.

Externally, the private setting and WELL-APPOINTED FRONT & REAR GARDENS hold fabulous potential for you to make your own. Both of which are fully enclosed and retain a high-degree of privacy.

There is a DETACHED GARAGE and off-street parking available, adjacent to the rear of the property.

Additional benefits of this exciting end terrace home include uPVC double glazing and gas central heating.

SET YOUR SIGHTS & SEE THE SCOPE! An opportunity like this won't be around for long! Marketed with **\*\*NO ONWARD CHAIN!!\*\***.

Guide Price £150,000 - £160,000



Detached Single Garage

|                       |                             |
|-----------------------|-----------------------------|
| HALL:                 | 7'1 x 6'1 (2.16m x 1.85m)   |
| GENEROUS LOUNGE:      | 16'1 x 11'1 (4.90m x 3.38m) |
| KITCHEN/DINER:        | 16'1 x 7'10 (4.90m x 2.39m) |
| REAR PORCH/UTILITY:   | 8'1 x 7'1 (2.46m x 2.16m)   |
| FIRST FLOOR LANDING:  | 6'1 x 2'11 (1.85m x 0.89m)  |
| MASTER BEDROOM:       | 12'11 x 8'1 (3.94m x 2.46m) |
| BEDROOM TWO:          | 10'10 x 9'1 (3.30m x 2.77m) |
| FIRST FLOOR BATHROOM: | 7'1 x 6'1 (2.16m x 1.85m)   |

**DETACHED GARAGE:**  
Located in a block, adjacent to the rear of the house. Accessed via wooden double doors. Of concrete sectional construction.

**EXTERNALLY:**  
This peacefully positioned home is perfectly positioned for ease of access to the Town Centre. Set in walking distance to both trains stations and to a range of amenities. The front aspect provides pedestrian access to the side entrance door, via a part paved/ concrete pathway. The lovely front garden is predominantly gravelled. Hosting a wide range of established shrubs and bushes, with fenced boundaries.  
The equally well-appointed rear garden, promotes minimal maintenance and great potential to make your own. Predominantly hard-landscaped, with partial borders. There is an outside tap, fenced boundaries and a left sided wooden personal access gate, which leads out to a block of garages and off-street parking options.

**Approximate Size: 740 Square Ft.**  
Measurements are approximate and for guidance only.





#### 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.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D'

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 popular residential location. 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. 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.

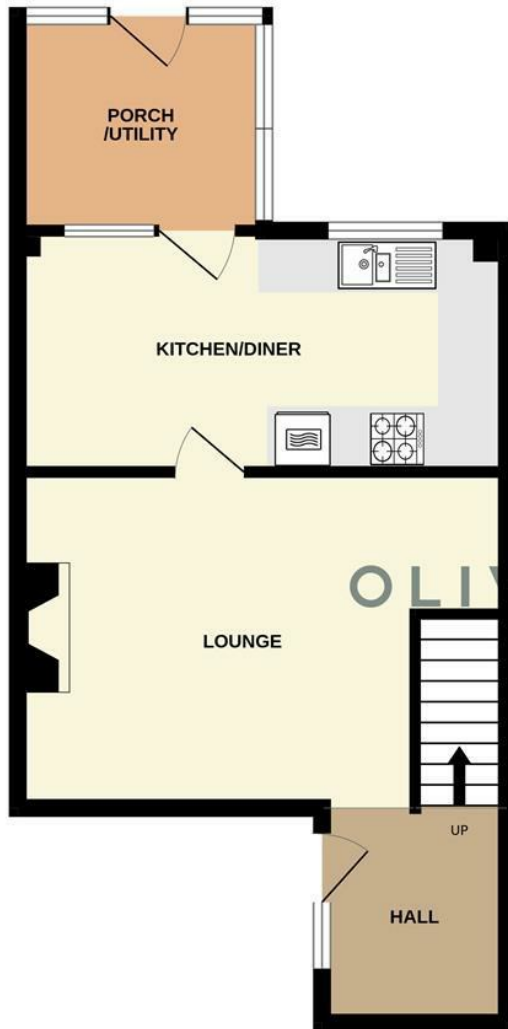
#### Draft Details-Awaiting Approval:

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.

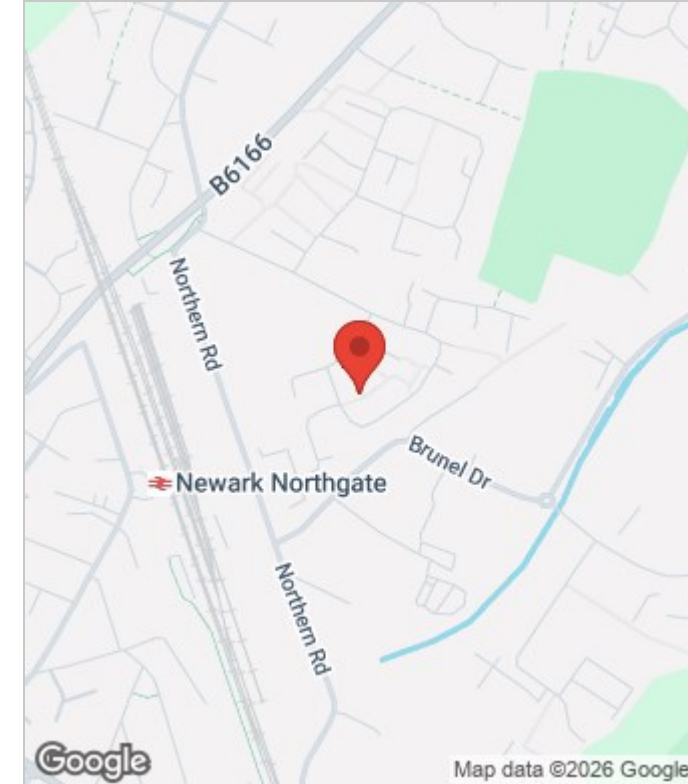




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           | <b>76</b>                                                                                                     |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |