High Street, Collingham, Newark

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OLIVER REILLY

High Street, Collingham, Newark

Guide Price £200,000 - £225,000

- INDIVIDUAL GRADE II LISTED SEMI-DETACHED COTTAGE
- SOUGHT-AFTER & WELL SERVED VILLAGE LOCATION
- MODERN BREAKFAST KITCHEN & UTILITY ROOM
- ENCLOSED LOW-MAINTENANCE COURTYARD GARDEN
- A BLANK CANVAS WITH RETAINED ORIGINAL FEATURES
- TWO GENEROUS DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- GF BATHROOM & FIRST FLOOR EN-SUITE
- EASE OF ACCESS TO NEWARK & LINCOLN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £200,000-£225,000. CHARACTER, CONVENIENCE & CONTEMPORARY CHARM!
These are just a few words that help describe this eye-catching Grade II listed semi-detached period home, dating back to the 18th Century. Primely situated in the heart of arguably Newark's most popular village. Filled with amenities and ease of access to the Town Centre and the historic City of Lincoln.

This delightful character-filled cottage represents much MORE THAN MEETS THE EYE!... Showcasing great living flexibility, set over 1,000 square/ft, tasteful retained original features and a well-presented modern interior that allows you to inject your own personality throughout.

The deceptive yet generous internal layout comprises: Entrance hall, a spacious DUAL-ASPECT lounge, a separate sitting/ dining room with original ornamental cast iron fireplace/ bread oven. A contemporary breakfast kitchen, a large utility room and a modern bathroom.

The first floor promotes TWO EXCELLENT DOUBLE BEDROOMS and an EN-SUITE SHOWER ROOM enhancing the master bedroom.

Externally, the cottage enjoys a well-appointed, fully enclosed and low-maintenance rear courtyard garden. Promising great scope for you to make your own.

Additional benefits of this PRETTY PERIOD HOME include wooden single glazing, predominantly via complementary Yorkshire sliding sash windows and gas central heating, via a combination boiler.

This is THE ONE YOU'VE BEEN WAITING FOR!.. Step inside and appreciate the relentless character and deceptive layout! Available with NO ONWARD CHAIN!!!

ENTRANCE HALL:	5'8 x 4'3 (1.73m x 1.30m)
DUAL-ASPECT LOUNGE:	12'6 x 12'2 (3.81m x 3.71m)
SITTING/DINING ROOM:	14'5 x 13'10 (4.39m x 4.22m)
CONTEMPORARY BREAKAST KITCHEN:	13'8 x 5'10 (4.17m x 1.78m)
LARGE UTILITY ROOM:	9'5 x 6'1 (2.87m x 1.85m)
MODERN GROUND FLOOR BATHROOM:	6'6 x 6'2 (1.98m x 1.88m)
FIRST FLOOR LANDING:	11'5 x 3'3 (3.48m x 0.99m)
MASTER BEDROOM:	14'6 x 11'4 (4.42m x 3.45m)
EN-SUITE SHOWER ROOM:	5'5 x 5'2 (1.65m x 1.57m)
BEDROOM TWO:	13'10 x 13'6 (4.22m x 4.11m)

Max measurements provided.

EXTERNALLY:
There is a wooden personal gate, to the right hand side of the cottage, leading to the rear of the property. The complementary rear courtyard garden is gravelled and promotes minimal maintenance and maximum enjoyment. There are raised plant beds, that leave much to your imagination, to inject your personality. There is an external security light wooden fenced rear boundaries and part wooden fenced/ wrought-iron railed side boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and hardwood single glazing throughout. Predominantly via Yorkshire sliding sash windows.
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: 1,050 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 'C'

EPC: Energy Performance Rating: 'D' (62)
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.

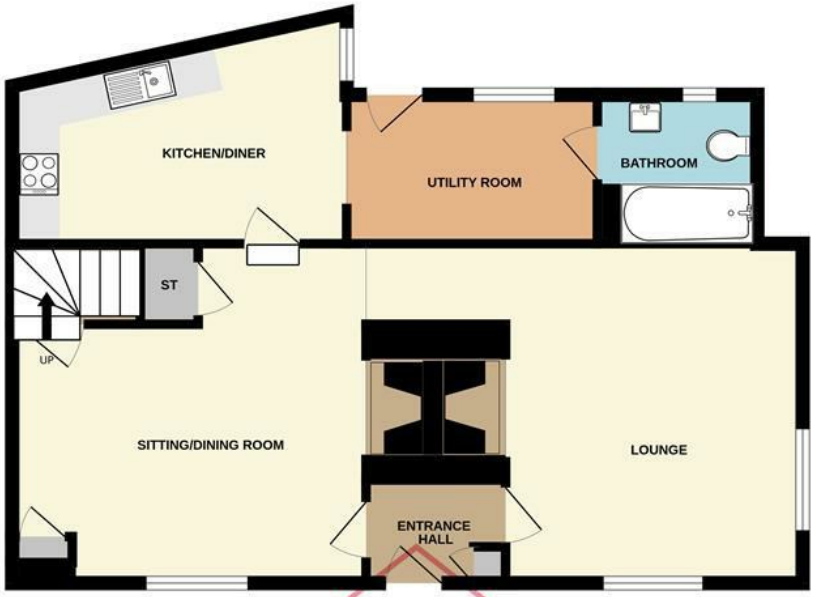
Local Information & Amenities: Collingham
The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

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



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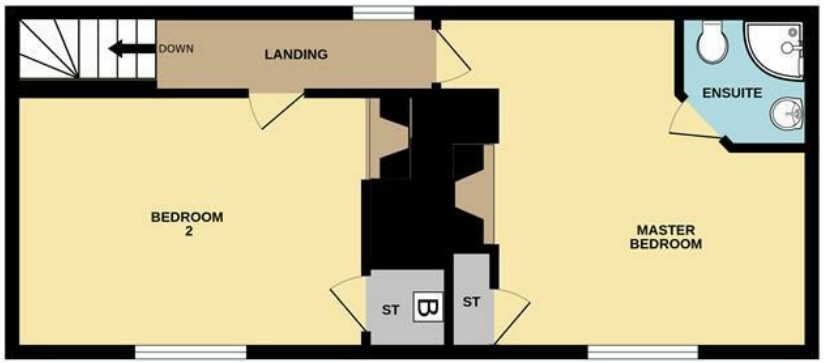
1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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