



Sleaford Road, Newark

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 OLIVER REILLY



# Sleaford Road, Newark

- SIZEABLE TERRACE HOME
- WALKING DISTANCE TO TOWN CENTRE
- A GREAT PROJECT! MODERNISATION REQUIRED!
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO/THREE BEDROOMS
- LOUNGE & DINING KITCHEN
- WELL-APPOINTED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price £100,000 - £120,000



Guide Price: £100,000-£120,000. A PLACE TO MAKE YOUR OWN!!! Here we have an exciting opportunity to acquire a sizeable and central terrace home. Presenting a rare chance to ADAPT, IMPROVE & RE-IMAGINE the well-proportioned internal space. The property certainly stands out from the crowd and remains in a well-renowned and easily connected location. Easily accessible to the Town Centre, onto main road corridors and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION! This BOASTFUL BLANK CANVAS in ready and waiting for a new lease of life! The accommodation is currently set over three floors and comprises: Lounge, inner hall, spacious dining kitchen, rear lobby and a ground floor bathroom. The first floor landing leads to TWO GREAT SIZED BEDROOMS and a staircase up to a multi-purpose attic space. Externally, the property provides a well-appointed rear garden. Also remaining PRIMED AND READY for you to inject your own personality. Ample on street parking is also available, on a first come, first served basis. Further benefits of this PERFECT PROJECT HOME include uPVC double glazing and gas central heating, via a modern combination boiler.

<b>LOUNGE:</b>	11'6 x 11'5 (3.51m x 3.48m)
<b>KITCHEN/DINER:</b>	11'6 x 11'5 (3.51m x 3.48m)
<b>REAR LOBBY:</b>	5'2 x 3'4 (1.57m x 1.02m)
<b>GROUND FLOOR BATHROOM:</b>	7'10 x 5'3 (2.39m x 1.60m)
<b>FIRST FLOOR LANDING:</b>	7'6 x 5'6 (2.29m x 1.68m)
<b>MASTER BEDROOM:</b>	11'6 x 10'4 (3.51m x 3.15m)
Max measurements provided up to extensive fitted wardrobes.	
<b>BEDROOM TWO:</b>	11'6 x 8'10 (3.51m x 2.69m)
<b>ATTIC SPACE/ BEDROOM THREE:</b>	12'10 x 11'6 (3.91m x 3.51m)
Max measurements provided.	

**EXTERNALLY:**  
This property is conveniently positioned for walking distance to the Town Centre and set close to main road access links and amenities. The front aspect is greeted with a low-level wrought-iron personal gate, leading to the entrance door. The front garden has an array of mature bushes and a walled front boundary. A shared concrete passageway leads down to a low-level wooden personal gate, into the well-appointed rear garden. Predominantly laid to lawn, with established bushes and a garden shed. PLEASE NOTE: There is a right of access from the right hand side from two neighbouring homes, via the shared passageway.

**Approximate Size: 800 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 central 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 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, 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.

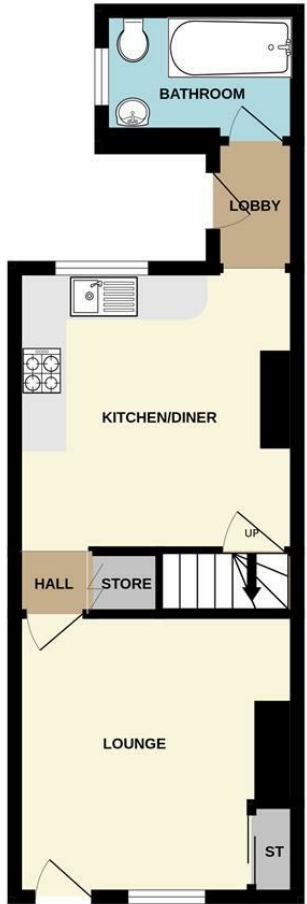
**Draft Details-Awaiting Approval:**

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.

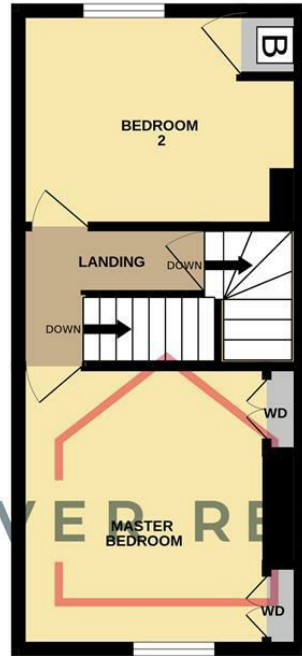




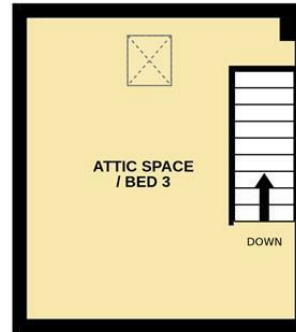
GROUND FLOOR



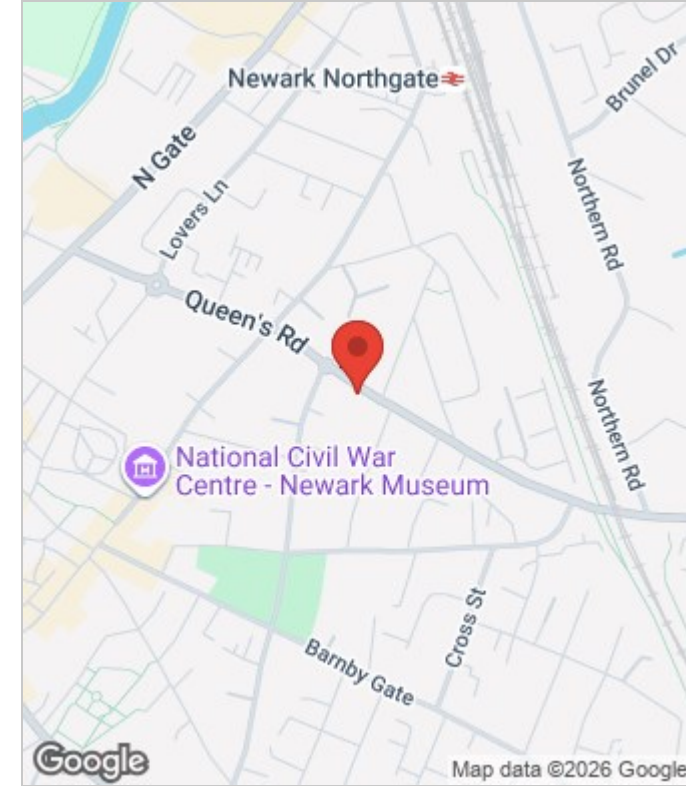
1ST FLOOR



2ND FLOOR



OLIVER REILLY



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>77</b>
(55-68) <b>D</b>	<b>63</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	