



2.1 METRES  
(7'-0")

Dale Crescent, Fernwood, Newark

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 OLIVER REILLY



# Dale Crescent, Fernwood, Newark

- VERSATILE THREE STOREY COACH HOUSE
- POPULAR & WELL-CONNECTED LOCATION
- FIRST FLOOR W.C & SECOND FLOOR BATHROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING SPACE WITH JULIET BALCONY
- ALLOCATED PARKING SPACE TO REAR
- IDEAL FIRST TIME HOME, INVESTMENT OR DOWNSIZE!
- NO CHAIN! Tenure: FREEHOLD. EPC 'C' (78)

Guide Price: £120,000 - £130,000. MORE THAN MEETS THE EYE!  
 Take a look at this impressive three-storey coach house! Constructed in 2006 and conveniently positioned close to popular amenities, schools and main road links. This HIGHLY ADAPTABLE HOME is poised and presented in MOVE IN READY CONDITION!.. Allowing you a great chance to MAKE YOUR OWN MARK and cosmetically inject your own personality.  
 This fantastically flexible home promotes an ideal first time purchase, low-maintenance investment or suitable downsize, that remains connected to a great on-hand community.  
 The sizeable internal layout spans in excess of 700 square/ft and comprises: Entrance hall with staircase up to the first floor landing. Hosting a W.C, useful utilities cupboard and a WONDERFUL OPEN-PLAN LIVING/ DINING KITCHEN with a Juliet balcony.  
 The second floor provides a modern bathroom and TWO DOUBLE BEDROOMS. The master bedroom is enhanced with fitted wardrobes and fitted drawer units.  
 Externally, the property is set back from the roadside and greeted with a paved entrance pathway. There is an ALLOCATED PARKING SPACE located behind the property and ample visitor parking also available.  
 Further benefits of this CRACKING CONTEMPORARY HOME include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: 'B').  
 CLIMB ONTO THE PROPERTY LADDER!.. This is a smart choice for homeowners and investors alike!  
 Available with NO ONWARD CHAIN!



## Guide Price £120,000 - £130,000



### Allocated Parking Space

<b>ENTRANCE HALL:</b>	8'1 x 4'1 (2.46m x 1.24m)
<b>FIRST FLOOR LANDING:</b>	12'0 x 2'10 (3.66m x 0.86m)
<b>FIRST FLOOR W.C:</b>	7'10 x 4'1 (2.39m x 1.24m)
<b>OPEN-PLAN LIVING/DINING KITCHEN:</b>	16'4 x 13'2 (4.98m x 4.01m)
<b>SECOND FLOOR LANDING:</b>	10'7 x 3'5 (3.23m x 1.04m)
<b>SECOND FLOOR LANDING:</b>	Max measurements provided.
<b>MASTER BEDROOM:</b>	13'2 x 8'9 (4.01m x 2.67m)
<b>MASTER BEDROOM:</b>	Max measurements provided.
<b>BEDROOM TWO:</b>	13'2 x 7'4 (4.01m x 2.24m)
<b>SECOND FLOOR BATHROOM:</b>	7'1 x 5'10 (2.16m x 1.78m)
<b>SECOND FLOOR BATHROOM:</b>	Max measurements provided.

**ALLOCATED PARKING SPACE:**  
 There is a large communal carpark located behind the coach house. There is an allocated parking space associated with the property, as per the photograph included in the particulars.

**Approximate Size: 715 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, via an 'ALPHA' boiler 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.

**Fernwood Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they the 'First Port' Management Company. The total cost amounts to approximately £300, paid every year. Please speak to the agent for further details.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'C'**

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: Fernwood**

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

**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:**

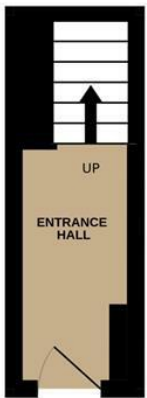
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

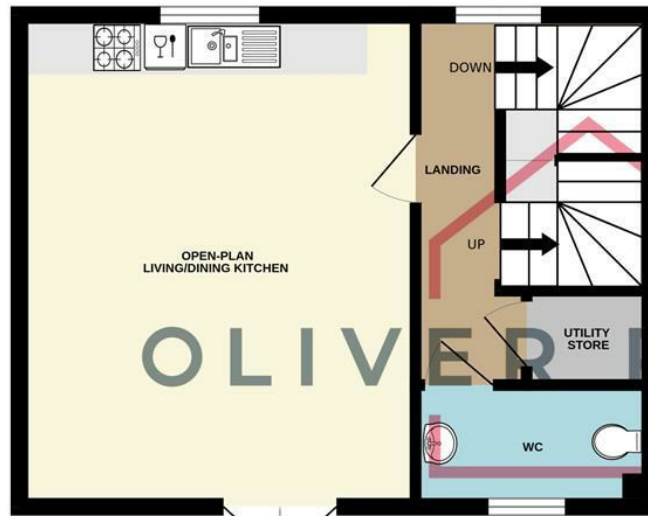
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



GROUND FLOOR



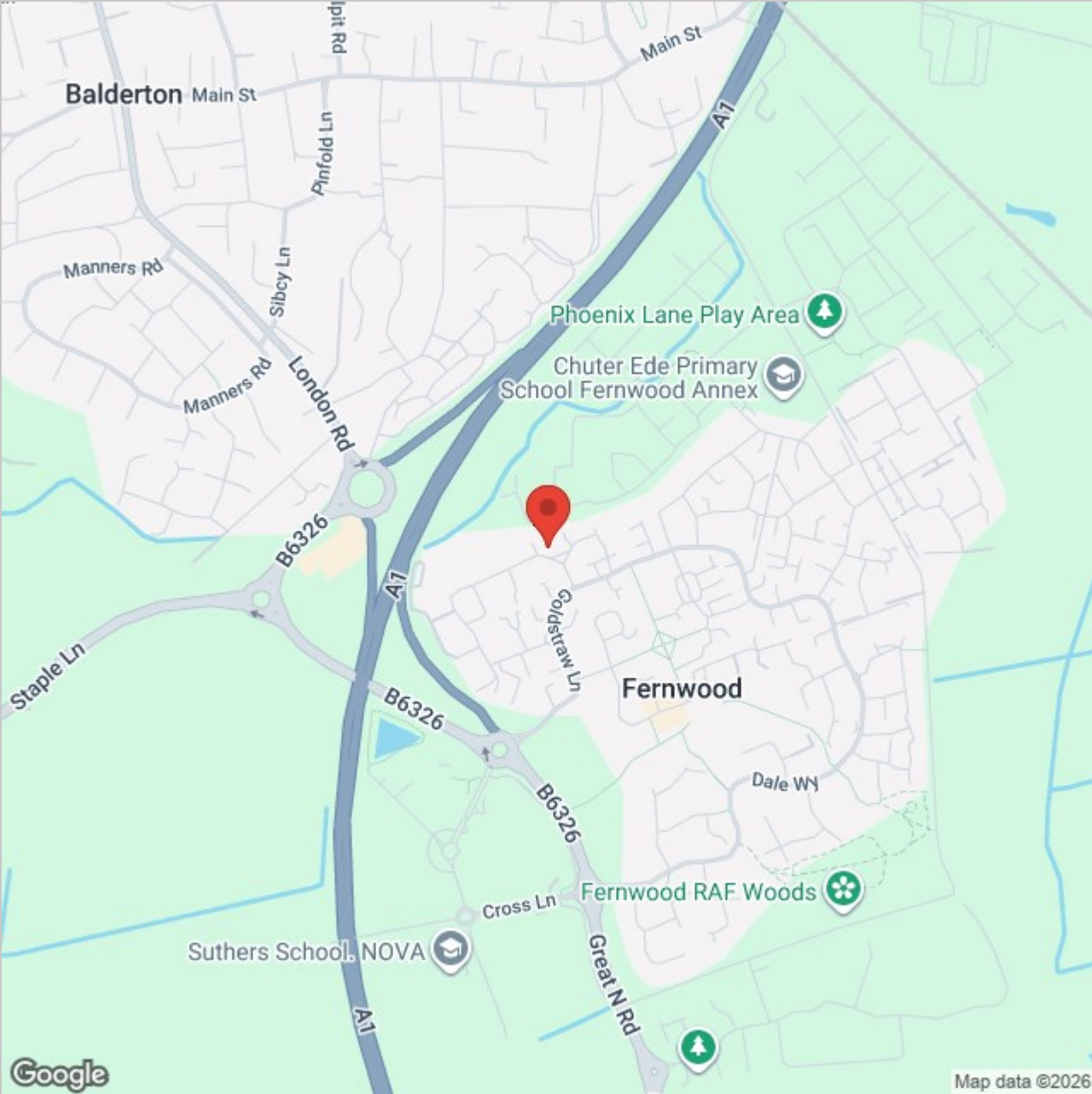
1ST FLOOR



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>	78	78
(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 