



Sandfield Way, Newark, NG24 4QL £350,000

BLINK... AND YOU'LL MISS IT!

Here we have an OUTSTANDING, EXTENSIVE & PEACEFULLY POSITIONED detached family-sized home. Set in a highly sought-after location, close to the Town Centre. Promoting excellent internal quality and a bright beautiful and private garden.

Sandfield Way, Newark, NG24 4QL

£350,000



- SUPERB DETACHED HOME
- SPACIOUS BREAKFAST KITCHEN & UTILITY ROOM
- EXTENSIVE DRIVEWAY & LARGE PRIVATE GARDEN
- BLINK... & YOU'LL MISS IT!
- THREE EXCELLENT SIZED BEDROOMS
- THREE RECEPTION ROOMS
- NO CHAIN!
- QUIET CUL-DE-SAC POSITION
- GF W.C & FIRST FLOOR BATHROOM
- Tenure: Freehold. EPC 'C'

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.

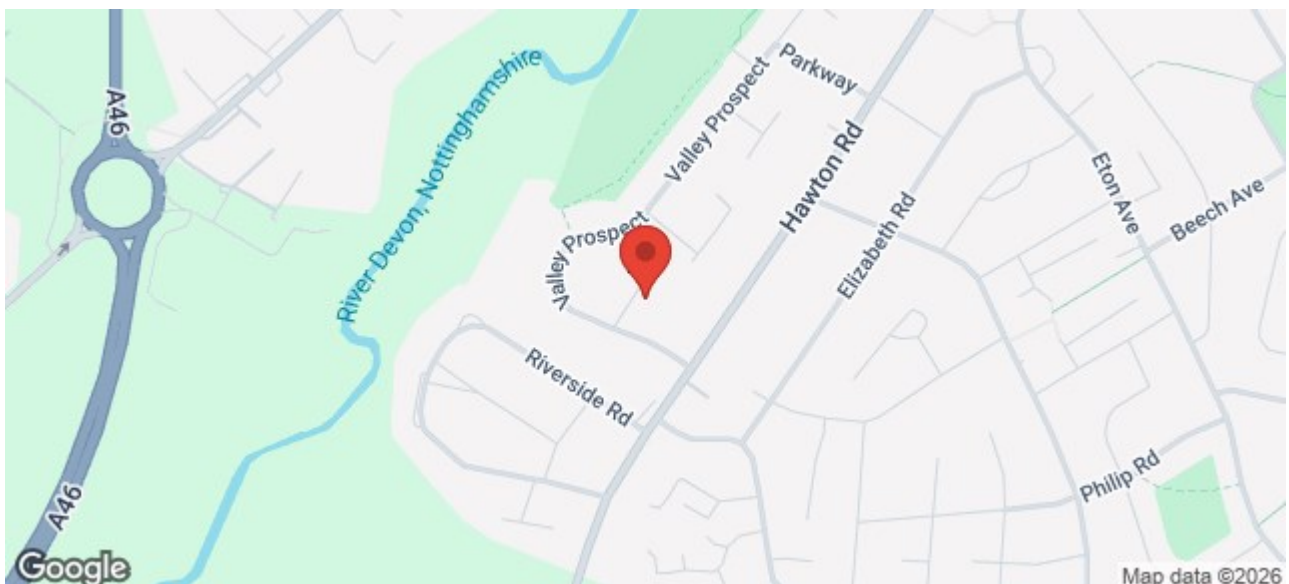
Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (71)

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.

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.



T. 01636 558 540



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.