



Sawyers Close, Newark

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OLIVER REILLY



Sawyers Close, Newark

- MODERN END TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- MODERN FIRST FLOOR BATHROOM
- ENCLOSED LOW-MAINTENANCE GARDEN
- IDEAL FIRST TIME HOME, DOWNSIZE OR INVESTMENT!
- TWO BEDROOMS
- LOVELY CONTEMPORARY DINING KITCHEN
- GAS CENTRAL HEATING & uPVC Double Glazing Throughout
- EXTERNAL STORE & OFF-STREET PARKING TO THE REAR
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £150,000 - £160,000. FIRST TIME BUYERS DELIGHT!

Climb onto the property ladder and secure this SUPERB modern end terrace home. Occupying a prominent central position, a short walk away from the Town Centre and immediately close to the main road corridors, with great links onto the A46 & A1. This stylish contemporary residence boasts LOW-MAINTENANCE LIFESTYLE LIVING!... AT IT'S FINEST!!!

Having been tastefully enhanced in recent years and lovingly maintained, to create an instantaneous warmth, that will IMMEDIATELY FEEL LIKE HOME!

The lovely, neutral internal presentation comprises spacious living room and a SUPERB DINING KITCHEN.

The first floor provides two bedrooms and a MODERN THREE-PIECE BATHROOM.

Externally, the house stands proud, occupying a great corner plot, with an attached external store. Promising a delightful low-maintenance rear garden. Promoting maximum enjoyment, all year round!

An allocated parking space is available behind the house, with on street parking also available, on a first come, first served basis.

Additional benefits of this TURN-KEY READY HOME include uPVC double glazing and gas central heating, via a combination boiler.

Alerting all aspiring first time buyers, investors and downsizers, this CRACKING CONTEMPORARY HOME is ready and waiting for your INSTANT APPRECIATION! Marketed with NO ONWARD CHAIN!!!



Guide Price £150,000 - £160,000



Allocated Parking Space To Rear

LIVING ROOM:	13'9 x 12'4 (4.19m x 3.76m)
CONTEMPORARY DINING KITCHEN:	13'9 x 8'1 (4.19m x 2.46m)
FIRST FLOOR LANDING:	6'3 x 3'5 (1.91m x 1.04m)
MASTER BEDROOM:	11'1 x 10'3 (3.38m x 3.12m)
BEDROOM TWO:	9'6 x 7'3 (2.90m x 2.21m)
MODERN FIRST FLOOR BATHROOM:	6'3 x 5'7 (1.91m x 1.70m)

EXTERNALLY:

This lovely modern end terrace homes is conveniently positioned close to the Town Centre, surrounding amenities and onto main road links, allowing access to Lincoln and Grantham. The property occupies a corner plot and is greeted with a low-level walled front boundary, with steps down to the sloped tiled roof storm porch, with attached external store and access to the front door. The well-appointed and FULLY ENCLOSED low-maintenance rear garden is hard landscaped. Predominantly paved, to showcase ample outdoor seating options. Perfect to unwind or entertain! The remainder of the garden space is extensively gravelled and leaves much to the imagination, to make your own! There is an outside tap, external security light, fully fenced side and rear boundaries. A secure wooden personal rear gate opens onto to an ALLOCATED PARKING SPACE on Sawyers Close. On street parking is also available, on a first corner, first served basis.

Approximate Size: 575 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.



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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (73)

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 central location, in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. There is also access to Lincoln and Nottingham via Newark Castle station.

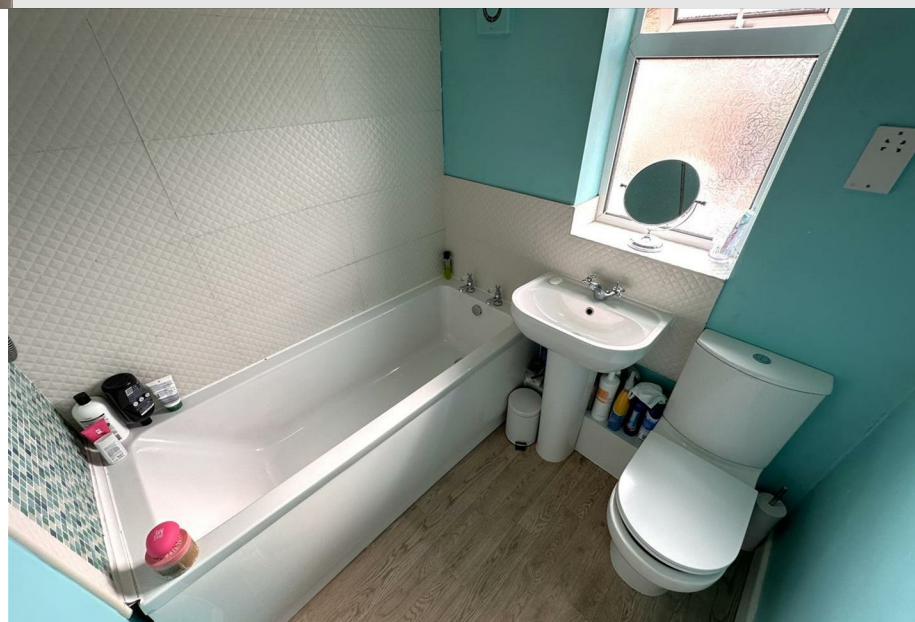
Viewing Arrangements:

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:

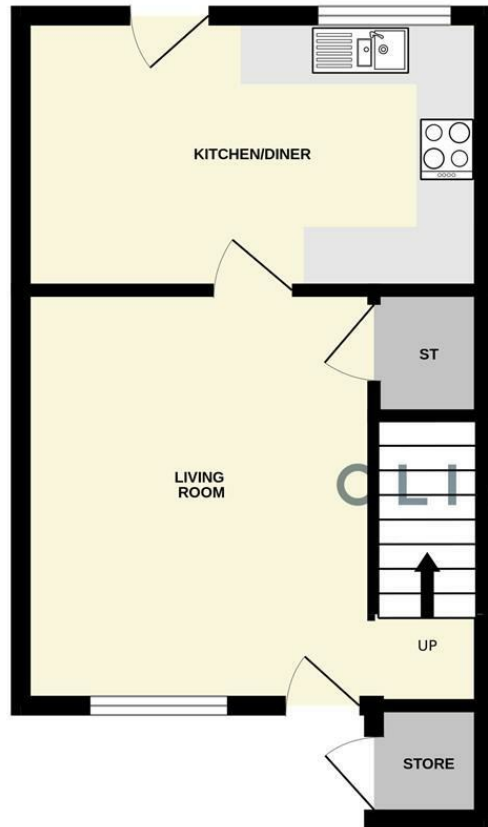
Please be aware that any intending purchaser(s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

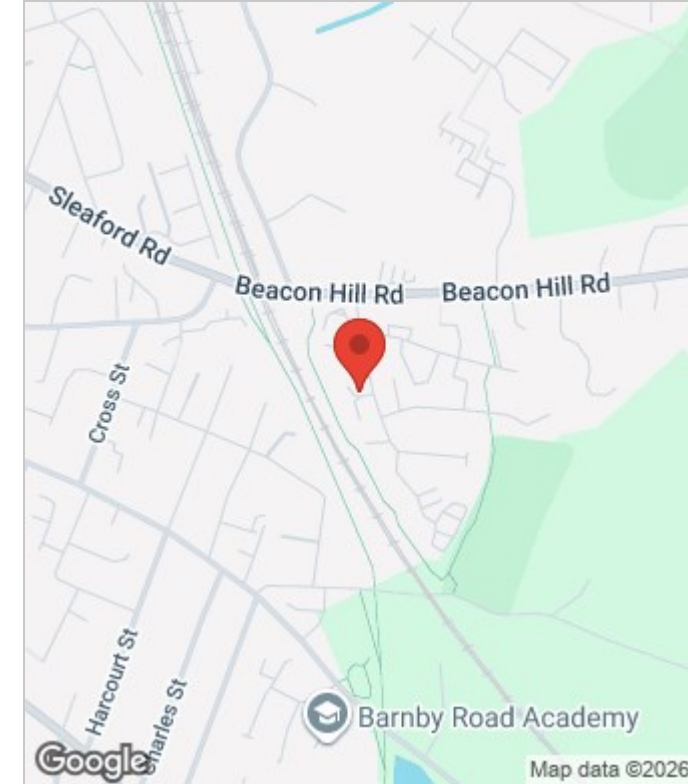




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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



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