



Trent Way, Newark

3 1 1 1

OLIVER REILLY



Trent Way, Newark

- SEMI-DETACHED HOME
- CUL-DE-SAC POSITION- CLOSE TO TOWN CENTRE!
- MODERNISATION REQUIRED- SCOPE TO MAKE YOUR OWN!
- LOW-MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- GATED MULTI-VEHICLE DRIVEWAY & GARAGE
- EASE OF ACCESS TO MAIN ROADS & MAJOR TRANSPORT LINKS
- NO CHAIN! Tenure: Freehold EPC 'tbc'

Guide Price: £140,000 - £150,000. YOUR VISION STARTS HERE!...

Ready for immediate occupation, this semi-detached home provides a fantastic blank canvas with plenty of scope to add your own personal style and make it truly feel like home. Combining comfortable living with exciting future potential, combined with a convenient residential setting. This property is ready for its next chapter...

Occupying a pleasant position at the head of a popular residential cul-de-sac, this well-loved three-bedroom home enjoys a convenient location close to the town centre, excellent transport links, and a range of local amenities.

The well-proportioned accommodation comprises: Entrance hall, a generous living room and an equally spacious dining kitchen, providing an ideal layout for everyday family living.

To the first floor, the landing leads to THREE WELL-SIZED bedrooms and a family bathroom.

Externally, the property boasts a gated multi-car driveway, complemented by a substantial gravelled front garden that offers scope to create additional off-road parking, if desired. The driveway continues to a detached garage, situated within the low-maintenance rear garden, which presents the perfect blank canvas to create an outdoor space tailored to your own taste and lifestyle.

Further benefits include uPVC double glazing, gas central heating, and cavity wall insulation.

This much-loved home is BURSTING WITH POTENTIAL, making it an excellent opportunity for first-time buyers, growing families, or anyone looking to modernise and increase value! Offered to the market with NO ONWARD CHAIN! This is your chance to create a home that's truly your own!

READY... SET... VIEW!...

Guide Price £140,000 - £150,000



ENTRANCE HALL:	10'9 x 2'10 (3.28m x 0.86m)
GENEROUS LIVING ROOM: Max measurements provided.	16'7 x 11'7 (5.05m x 3.53m)
KITCHEN/DINER:	16'7 x 8'5 (5.05m x 2.57m)
FIRST FLOOR LANDING:	6'3 x 2'7 (1.91m x 0.79m)
MASTER BEDROOM: Max measurements provided.	16'7 x 8'6 (5.05m x 2.59m)
BEDROOM TWO:	10'3 x 8'6 (3.12m x 2.59m)
BEDROOM THREE: Max measurements provided.	11'8 x 6'10 (3.56m x 2.08m)
FAMILY BATHROOM: Max measurements provided.	8'6 x 6'1 (2.59m x 1.85m)
DETACHED GARAGE: Of detached sectional construction. Accessed via wooden double doors, with a pitched roof.	





EXTERNALLY:

This potential-filled home occupies a convenient position within a popular residential cul-de-sac, on the outskirts of the town centre, with an excellent range of local amenities and transport links close at hand.

The property is approached via double wrought-iron gates, opening onto a tandem concrete driveway that extends to low-level timber double gates and leads to the detached single garage. The low-maintenance front garden is predominantly gravelled, enclosed by fenced front and side boundaries, and offers excellent potential to create additional off-street parking, if required.

A gated side passage provides access to the property's side entrance, complete with a storm canopy, external wall light, and discreetly concealed gas and electricity meters.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a predominantly paved layout that provides an ideal blank canvas for personalisation. The garden also benefits from direct access to the detached garage and an attached external store, along with an outside tap and fully enclosed/ fenced side and rear boundaries, creating a private and secure outdoor space.

Approximate Size: 755 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, cavity wall insulation, with a 25 year guarantee from November 2010 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 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

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, 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 residential location. 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. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

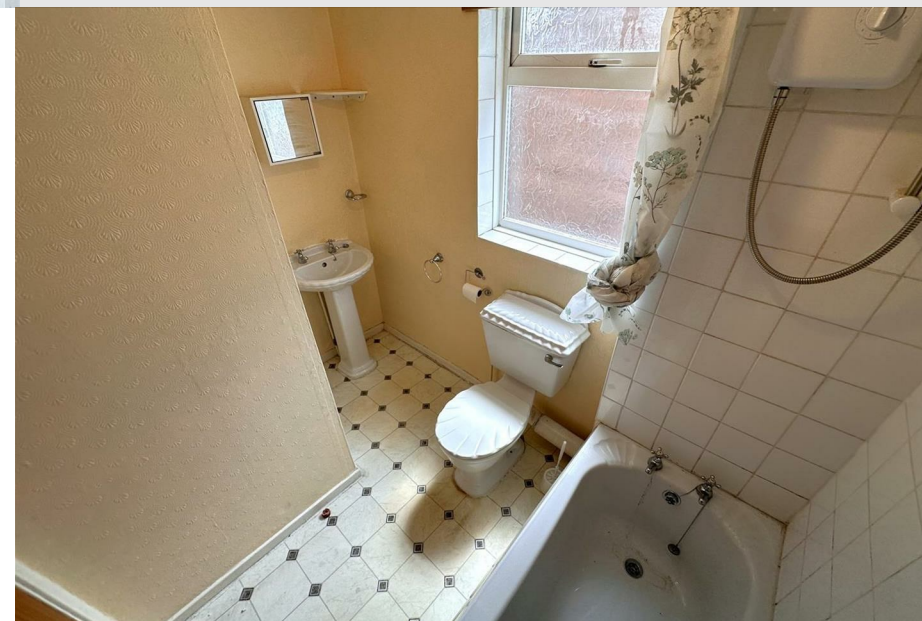
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.

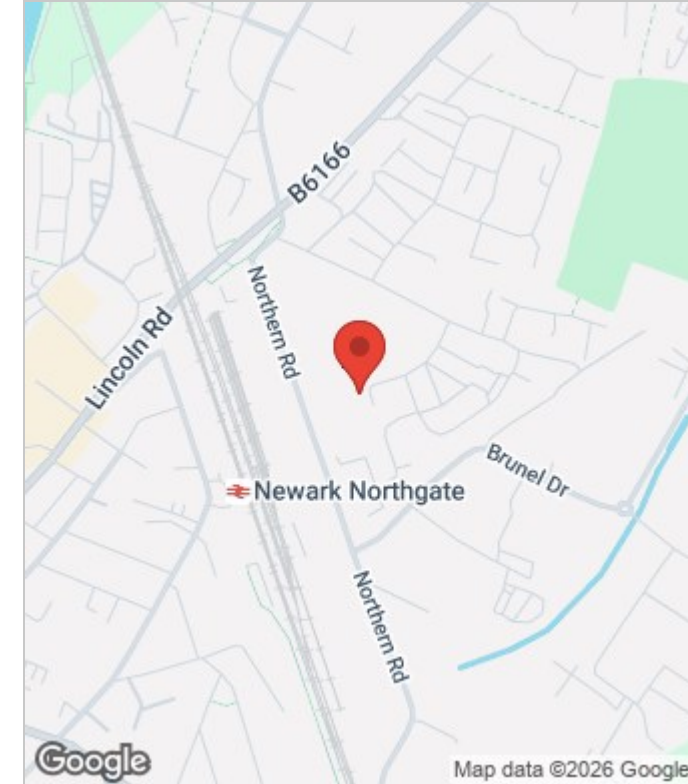
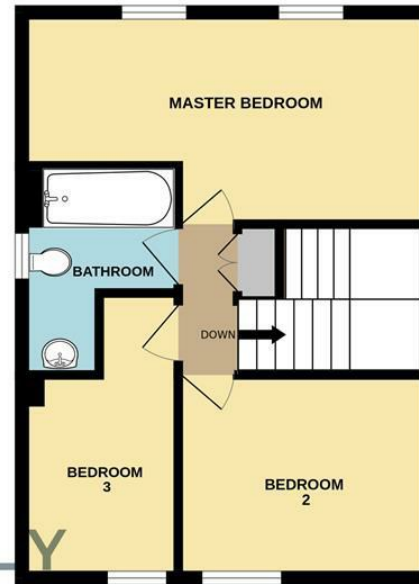




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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