Clayton Close, Newark

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OLIVER REILLY

Clayton Close, Newark

Guide Price £190,000 - £200,000

- LOVELY DETACHED BUNGALOW
- QUIET & CONVENIENT CUL-DE-SAC
- DETACHED GARAGE & GRAVELLED DRIVEWAY
- EXCELLENT CONDITION! SCOPE TO MAKE YOUR OWN!
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BAY-FRONTED LOUNGE/DINER & BREAKFAST KITCHEN
- LOVELY, PRIVATE & LOW-MAINTENANCE REAR GARDEN
- CLOSE TO TOWN CENTRE, AMENITIES & TRANSPORT LINKS
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £190,000 - £200,000. **NO CHAIN!!** CONVENIENCE ON YOUR DOORSTEP!...

Don't take too long!... Opportunities like this do not come around very often! Here we have a lovely detached bungalow, pleasantly positioned in a quiet, convenient and easily accessible cul-de-sac. Situated on the outskirts of the Town Centre. Closely set near amenities and transport links.

This well-maintained and highly regarded home was constructed in1999 and presents a BRILLIANT BLANK CAVNAS!... Holding the foundations for a rewarding transformation and a chance to cosmetically inject your own personality.

The adaptable and FREE-FLOWING internal layout comprises: Storm porch, an entrance hall, sizeable breakfast kitchen, a GENEROUS BAY-FRONTED LOUNGE/DINER with a feature fireplace. TWO DOUBLE BEDROOMS. Both enhanced by EXTENSIVE FITTED WARDROBES and a three-piece bathroom.

Externally, the bungalow is greeted with a high-degree of kerb appeal, a well-tended front garden and a gravelled driveway, leading to a LARGE DETACHED GARAGE.

We're certain you'll enjoy the DELIGHTFULLY PRIVATEE & ENCLOSED REAR GARDEN. Gravelled for minimal maintenance and strongly enhanced by a vast array of well-maintained shrubbery. Promising an idyllic feel of greenery, tranquility and a selection of secluded seating areas. What' not to love?

Further benefits of this EYE-CATCHING DETACHED GEM include uPVC double glazing (replaced in the last 10 years) and gas central heating, with a regular service/ care plan in place.

SET YOUR SIGHTS and STEP INSIDE! You'll feel right at home from the moment you arrive! Available with NO ONWARD CHAIN!!!

STORM PORCH: 3'10 x 2'3 (1.17m x 0.69m)
With tiled flooring and an external ceiling light. Giving access to the side entrance door.

ENTRANCE HALL: 12'7 x 6'8 (3.84m x 2.03m)
Max measurements provided.

BREAKFAST KITCHEN: 10'4 x 8'9 (3.15m x 2.67m)

BAY-FRONTED LOUNGE/DINER: 17'5 x 11'4 (5.31m x 3.45m)
Max measurements provided.

MASTER BEDROOM: 11'4 x 9'2 (3.45m x 2.79m)
Boasting EXTENSIVE FITTED WARDROBES.

BEDROOM TWO: 9'1 x 7'7 (2.77m x 2.31m)
Boasting EXTENSIVE FITTED WARDROBES.

BATHROOM: 7'1 x 5'5 (2.16m x 1.65m)

DETACHED SINGLE GARAGE: 17'5 x 8'6 (5.31m x 2.59m)
Of brick built construction, with a pitched tiled roof Accessed via a manual up/ over garage door, with great over-head eaves storage space.

EXTERNALLY:
This wonderful detached bungalow is pleasantly situated in a quiet residential cul-de-sac, a short distance from on-hand amenities and the hustle and bustle of Newark Town Centre.
The front aspect provides a paved pathway, with external wall light, concealed gas and electricity meters, down to the side porch, with ceiling light and entrance door. The well-tended front garden is predominantly laid to an oval shaped artificial lawn, with complementary planted borders. Hosting lovely plants, bushes and shrubs.
The left side aspect has dropped kerb vehicular access onto a GRAVELLED DRIVEWAY. Leading down to a DETACHED BRICK GARAGE. A secure wooden side gate opens through, via the paved pathway, down to the LOVELY & PRIVATE ENCLOSED REAR GARDEN. Predominantly gravelled for minimal maintenance and hugely enhanced by a range of mature bushes/ shrubs. Filling the garden with colour and natural personality! There is an extensive paved seating area, fully fenced side and rear boundaries, all assisting to enhance the privacy, all year round.

Approximate Size: 615 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 '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:
This property is conveniently located in a popular 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 marketplace 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.

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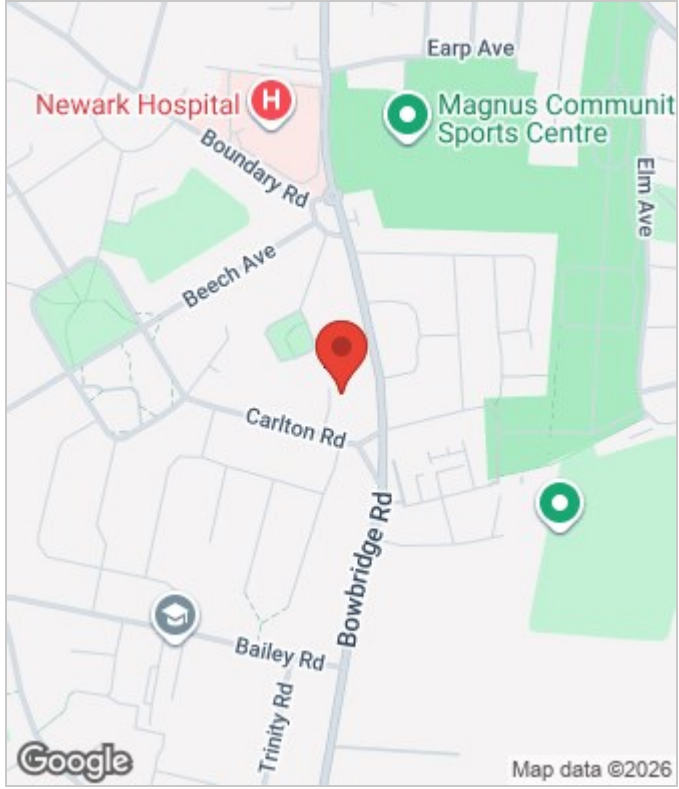

Energy Efficiency Rating

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

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