



Halifax Road, Fernwood, Newark

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 OLIVER REILLY



Halifax Road, Fernwood, Newark

- MARVELLOUS MODERN HOME
- LOVELY & QUIET CUL-DE-SAC
- GF W.C & FIRST FLOOR BATHROOM
- AMPLE OFF-STREET PARKING TO THE REAR
- EXCELLENT CONDITION! GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- FIRST HOME INCENTIVE SCHEME- 75% MARKET VALUE
- SUERB DINING KITCHEN WITH FRENCH DOORS
- LOVELY & WELL-APPOINTED REAR GARDEN
- EASE OF ACCESS ONTO A1,A46 & TO TOWN CENTRE
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

****FIRST-TIME BUYER INCENTIVE HOME!** AN OPPORTUNITY NOT TO BE MISSED!!**
Don't let the chance pass you by to acquire this BRIGHT & BEAUTIFUL contemporary terrace home. Presenting a superb opportunity for any aspiring first time buyers to get their foot onto the ladder, with the assistance of the local Council. This property is available through the First Homes Scheme, at 75% of the current market value. A brilliant helping hand to ensure an affordable purchaser. Please check the eligible requirements prior to viewing.

This SUPERBLY MAINTAINED HOME is AS GOOD AS NEW! Having been constructed in 2021 and remains in outstanding condition. Enjoying an attractive warm and welcoming design, that will instantly make you feel at home!

The lovely internal layout comprises: Entrance hall, a lounge, inner hallway, ground floor W.C and a STYLISH DINING KITCHEN with FRENCH DOORS out to the rear garden.
The first floor landing gives access to TWO DOUBLE BEDROOMS and a fabulous modern bathroom.

Externally, the property occupies a lovely residential position, in a quiet, well-connected cul-de-sac. There is a charming, low-maintenance and fully enclosed rear garden, which benefits from a range of secluded seating areas. Leading out to AMPLE OFF-STREET PARKING, via a tarmac tandem driveway.

Further benefits of this IMPRESSIVE CONTEMPORARY RESIDENCE include uPVC double glazing, gas centra heating and a high energy efficiency rating (EPC: 'B').

Simply TO GOOD TO SCROLL PAST!... Step inside and gain a full sense of appreciation for yourself!

First Home Scheme £142,500



ENTRANCE HALL:	3'3" x 2'6" (0.99m x 0.76m)
LOUNGE: Max measurements provided.	12'9" x 11'10" (3.89m x 3.61m)
INNER HALL:	3'5" x 3'2" (1.04m x 0.97m)
GROUND FLOOR W.C:	6'1" x 3'5" (1.85m x 1.04m)
KITCHEN/DINER:	12'8" x 7'6" (3.86m x 2.29m)
FIRST FLOOR LANDING:	6'1" x 2'8" (1.85m x 0.81m)
MASTER BEDROOM:	12'10" x 9'4" (3.91m x 2.84m)
BEDROOM TWO:	12'9" x 7'6" (3.89m x 2.29m)
BATHROOM:	6'4" x 6'1" (1.93m x 1.85m)

EXTERNALLY:
This attractive modern terrace home is tucked away in a quiet, sought-after and highly desirable residential cul-de-sac. The front aspect is welcomed with a paved pathway and mature low-level hedgerow up to the entrance door, with external wall light. The well-appointed and beautifully enclosed rear garden is predominantly laid to lawn. Hosting complementary planted borders, with a selection of established shrubs. There is a lovely paved seating area, directly accessed via the uPVC double glazed French doors in the dining kitchen, with gravelled borders. This continues onto a pathway, down to the bottom of the garden. Enjoying an additional gravelled seating area, with provision for a garden shed. There are fully fenced side and rear boundaries. A secure wooden left sided personal gate opens out to a TARMAC TANDEM DRIVEWAY. Suitable for two vehicles. Surrounded by well-stocked planted borders and a paved pathway to a communal carpark, which ultimately leads back round to the front of the house.

Approximate Size: 576 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.

First Home Incentive Scheme:

The First Homes scheme is a government initiative in the UK that offers first-time buyers a significant discount on the purchase price of new-build homes.

The scheme is only available to first-time buyers in England who are either local to the area, key workers, or in the Armed Forces. This must be your main residence.

Discount: Buyers can receive a discount of 25% off the market value of the property.

Proposed purchasers must be:

18 or older.

Able to get a mortgage for at least half the price of the home.

Not earn more than £80,000 a year before tax.

Joint purchasers must apply together, even if you're not all getting a mortgage- Any joint income cannot be more than £80,000 a year before tax.

Proposed purchasers must meet all local criteria- These only apply for the first 3 months that a property is on sale.

Interested buyers should contact estate agent to apply through the First Homes scheme.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'B' (83)

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.

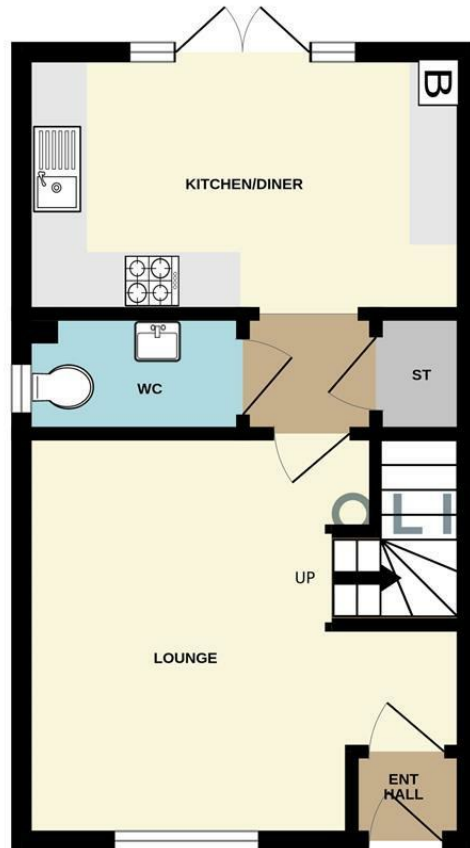
Draft Details-Awaiting Approval:

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.

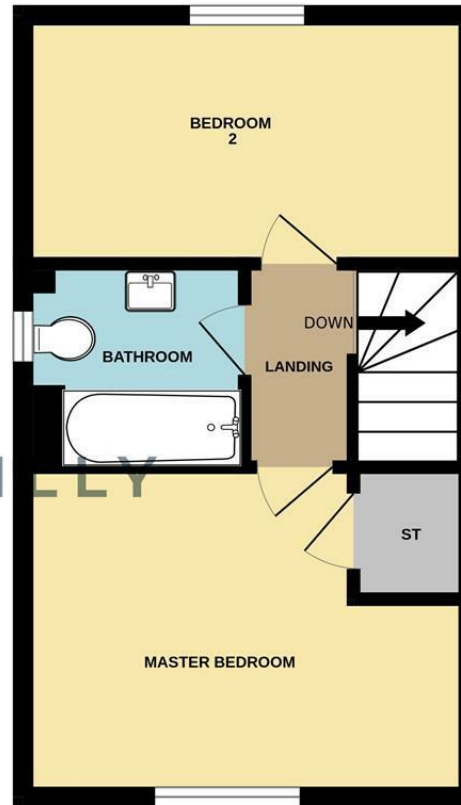




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(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	