



OLIVER REILLY
Estate Agents
FOR SALE
OLIVER-REILLY@GMAIL.COM
01636 558340

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Witham Close, Newark

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OLIVER REILLY



Witham Close, Newark

- MODERN DETACHED FAMILY HOME
- QUIET CUL-DE-SAC- CLOSE TO TOWN CENTRE!
- STYLISH CONTEMPORARY BATHROOM
- WELL-APPOINTED ENCLOSED REAR GARDEN
- WELL-PRESENTED WITH SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- DRIVEWAY & LARGE DETACHED WORKSHOP/ OUTBUILDING
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- NO CHAIN! Tenure: Freehold. EPC: 'C'

Guide Price: £200,000-£210,000. A HOME THAT GROWS WITH YOU!!!
 This charming and contemporary detached family-sized home is peacefully positioned in a well-renowned residential cul-de-sac, closely linked to the Town Centre, main roads and both train stations.

Available with NO ONWARD CHAIN and tastefully presented with attractive modern and neutral decor. This well-maintained residence remains READY TO MOVE STRAIGHT INTO!... Providing roomy accommodation, comprising: Entrance hall, a generous living room with feature fireplace and an equally spacious CONTEMPORARY DINING KITCHEN with sliding doors out to a covered and paved seating area.

The first floor landing hosts THREE BEDROOMS and a STYLISH MODERN BATHROOM.

Externally the property occupies a great plot... Greeted with a MULTI-VEHICLE DRIVEWAY leading down to a large multi-functional outbuilding/ workshop. The low-maintenance rear garden presents a wonderful family friendly space and options for you to make your own!

Further benefits of this LOVELY MODERN ABODE include uPVC double glazing and gas central heating, via a combination boiler.

This is More than just a house... This is somewhere to put down roots! Step inside and see for yourself! Available with NO ONWARD CHAIN!!!

Guide Price £200,000 -



ENTRANCE HALL:	10'8 x 2'10 (3.25m x 0.86m)
GENEROUS LIVING ROOM: Max measurements provided.	16'8 x 11'7 (5.08m x 3.53m)
SPACIOUS DINING KITCHEN:	16'8 x 8'5 (5.08m x 2.57m)
FIRST FLOOR LANDING:	6'10 x 2'10 (2.08m x 0.86m)
MASTER BEDROOM: Max measurements provided.	16'8 x 8'7 (5.08m x 2.62m)
BEDROOM TWO:	10'5 x 8'3 (3.18m x 2.51m)
BEDROOM THREE:	11'8 x 6'0 (3.56m x 1.83m)
MODERN FAMILY BATHROOM:	8'10 x 5'10 (2.69m x 1.78m)

LARGE DETACHED WORKSHOP/ OUTBUILDING:
 Of timber construction, with a sloped roof. Accessed via a side personal door, with three obscure windows to the front elevation. Providing an excellent storage space or useful workshop.

EXTERNALLY:
 This marvellous modern detached home is situated in a quiet and well-connected residential cul-de-sac, close to the Town Centre and popular main road corridors. The front aspect provides dropped kerb vehicular access onto a concrete driveway, with a low-level picket fence and gate, leading down to a timber framed carport, with further off-street parking options. The front garden is laid to lawn, with mature planted borders, an open left side/ front boundary and a fenced right side boundary. The right side aspect gives access to the side entrance door, with two external wall lights. The well-appointed rear garden is laid to lawn, hosting a large paved seating area, with timber framed canopy above, with outside tap, two external wall lights and a double external power socket. Access into the large detached outbuilding/ workshop, with attached external store behind. There are fully fenced side and rear boundaries.



**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.

Approximate Size: 775 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**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.

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.



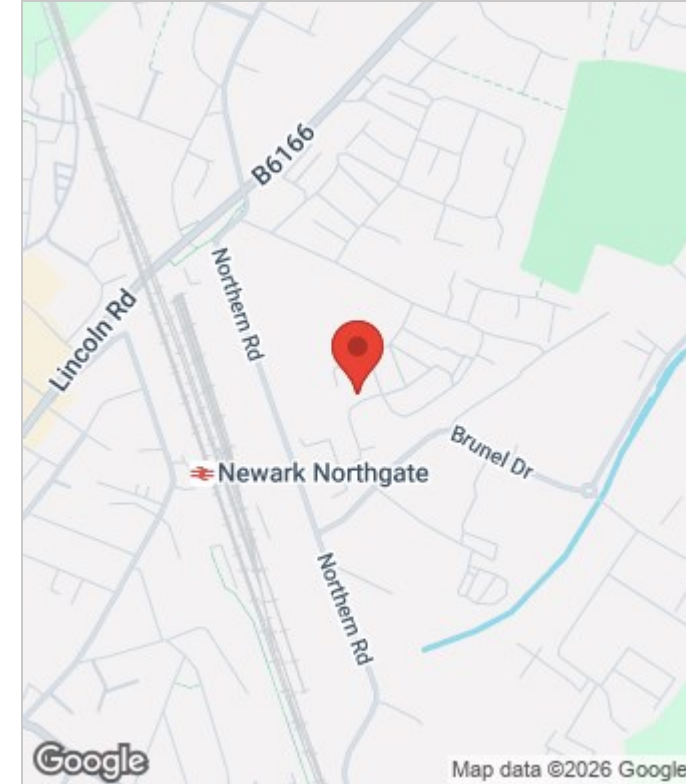


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	