



Victoria Terrace, Newark

£160,000

BLINK & YOU'LL MISS IT!!!!

This charming and secluded terrace home is a real HIDDEN GEM!

Located only a short walk from the Town Centre, whilst remaining undetected from the roadside, this delightful and deceptive home is a real credit to the existing owners- Having created a warm and welcoming atmosphere, combined with attractive contemporary design, that cleverly combines with the retained originality showcased throughout the house.

The property provides a stylish modern kitchen with utility area, two sizeable reception rooms, a wonderful conservatory to the rear, two excellent sized bedrooms and a modern first floor bathroom.

The property is enhanced by gardens to the front and rear, a communal off-street parking and the ease of access to a host of amenities and popular transport links.

Not expected to be around for long! This special home is ready and waiting for your instant appreciation!

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£160,000



- LOVELY TERRACE HOME
- TWO RECEPTION ROOMS & CONSERVATORY
- CONTEMPORARY FIRST FLOOR BATHROOM
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC 'C'
- SECLUDED YET CENTRAL LOCATION
- FRONT & REAR GARDENS
- EASE OF ACCESS TO AMENITIES & TRANSPORT LINKS
- TWO BEDROOMS
- STYLISH MODERN KITCHEN WITH UTILITY AREA
- EXCELLENT CONDITION THROUGHOUT

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 'A'

EPC: Energy Performance Rating: 'C' (70)

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.

Money Laundering Regulations:

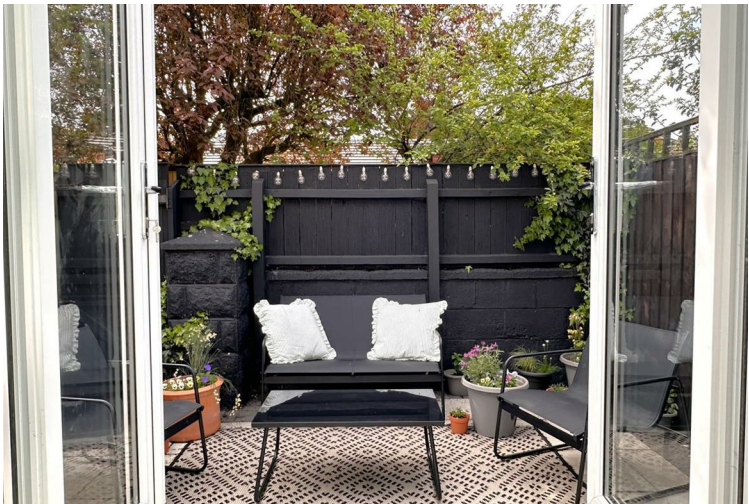
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	88
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.