



Clarks Lane, Newark

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OLIVER REILLY



Clarks Lane, Newark

- MODERN SEMI-DETACHED HOME
 - DESIRABLE & CONVENIENT CENTRAL LOCATION
 - GROUND FLOOR W.C & FIRST FLOOR BATHROOM
 - MULTI-VEHICLE TANDEM DRIVEWAY
 - IDEAL FIRST TIME HOME!
- THREE GREAT SIZED BEDROOMS
 - GENEROUS LOUNGE/DINER
 - WELL-APPOINTED & PRIVATE REAR GARDEN
 - EASE OF ACCESS TO MAIN ROADS & AMENITIES
 - NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

MODERN, WELL-PRESENTED & READY TO MOVE INTO!

Get your foot on the property ladder with this well-presented three-bedroom semi-detached home, ideally positioned within a quiet yet convenient residential cul-de-sac on the outskirts of the Town Centre. Perfectly placed for access to both train stations and major road links, the property offers an excellent opportunity for first-time buyers, young families or even those looking to downsize!

Well maintained throughout, this home provides a FANTASTIC BLANK CANVAS! Ready for you to move straight in and make your own! The free-flowing accommodation comprises: Entrance hall, ground floor W.C, fitted kitchen and a generous lounge/diner, complete with French doors opening directly onto the rear garden.

To the first floor are THREE WELL-PROPORTIONED BEDROOMS and a modern family bathroom.

Externally, the property benefits from an excellent tandem tarmac driveway, providing ample off-street parking. The frontage also offers the potential to create further parking, if required.

To the rear, the WELL-APPOINTED & FULLY ENCLOSED REAR GARDEN provides plenty of space for the whole family to enjoy, featuring a paved seating area and an attractive open outlook behind.

MOVE IN AND MAKE IT YOUR OWN! With plenty of room to enjoy and space to grow, this is a fantastic opportunity to secure a home in a desirable and convenient location.

Available with NO ONWARD CHAIN!

Guide Price £175,000



ENTRANCE HALL:	9'10 x 3'6 (3.00m x 1.07m)
GROUND FLOOR W.C:	6'3 x 2'9 (1.91m x 0.84m)
FITTED KITCHEN:	9'9 x 7'5 (2.97m x 2.26m)
GENEROUS LOUNGE/DINER WITH FRENCH DOORS:	15'2 x 14'6 (4.62m x 4.42m)
Max measurements provided.	
FIRST FLOOR LANDING:	10'7 x 3'0 (3.23m x 0.91m)
MASTER BEDROOM:	13'0 x 7'10 (3.96m x 2.39m)
BEDROOM TWO:	12'2 x 7'10 (3.71m x 2.39m)
BEDROOM THREE:	8'0 x 6'4 (2.44m x 1.93m)
FAMILY BATHROOM:	6'4 x 6'2 (1.93m x 1.88m)





EXTERNALLY:

This modern semi-detached residence is situated within a quiet yet convenient cul-de-sac, close to the town centre, both train stations and excellent road links.

The welcoming frontage benefits from dropped-kerb vehicular access leading onto an excellent tandem tarmac driveway, providing ample off-street parking. The driveway also gives access to the concealed gas and electricity meters. A paved pathway leads to the front entrance door, which is complemented by a sloped-roof storm canopy and external ceiling light. The front garden is predominantly laid to lawn and features a selection of established shrubs. The garden could, if required, potentially be adapted to provide additional off-street parking.

A wooden pedestrian gate from the driveway provides access to the well-appointed and fully enclosed rear garden. Predominantly laid to lawn, enhanced by a variety of large established bushes, creating a pleasant and private outdoor space. There is an Indian sandstone patio, conveniently accessed via the uPVC double-glazed French doors from the generous lounge/diner. There is provision for a garden shed and is fully enclosed by fencing to the side and rear.

Approximate Size: 715 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 hardwood double glazing throughout. This excludes the modern uPVC double glazed French doors in the lounge/diner.

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.



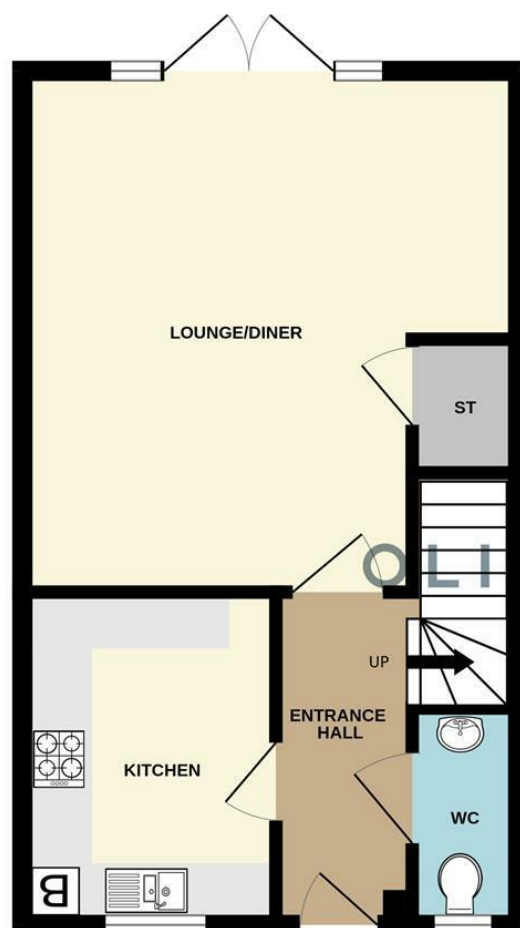
Local Information & Amenities:

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.

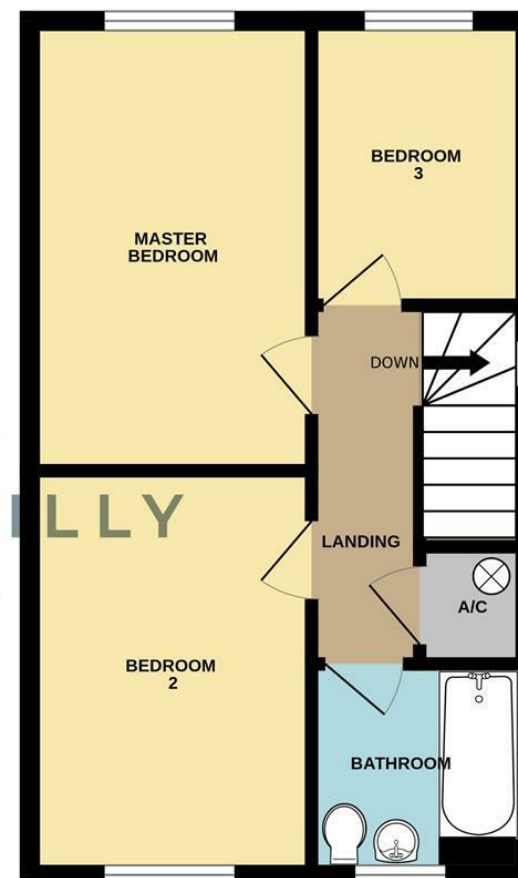
Viewing Arrangements:

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.

GROUND FLOOR



1ST FLOOR

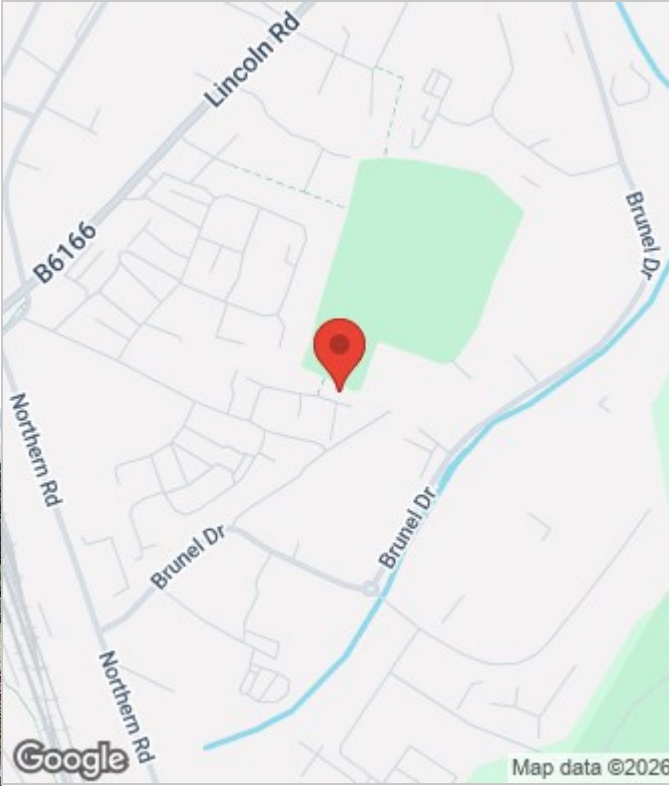


Money Laundering Regulations:

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
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

