OLIVER REILLY

Clarks Lane, Newark
£200,000

BLINK! & YOU'LL MISS IT!

This lovely three bedroom semi-detached home enjoys a peaceful position at the head of a popular residential cul-de-sac. Captivated by a larger than average private plot.

In addition to the well-proportioned bedrooms the property provides a modern fitted kitchen, large lounge/diner and conservatory.

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- LOVELY SEMI-DETACHED HOME
- LARGE LOUNGE/DINER & CONSERVATORY
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- Tenure: Freehold. EPC 'C'
- THREE BEDROOMS
- INTEGRAL SINGLE GARAGE & DRIVEWAY
- CLOSE TO THE TOWN CENTRE & MAIN ROADS
- QUIET RESIDENTIAL CUL-DE-SAC
- GENEROUS & BEAUTIFULLY MATURE GARDEN
- BLINK & YOU'LL MISS IT!

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.

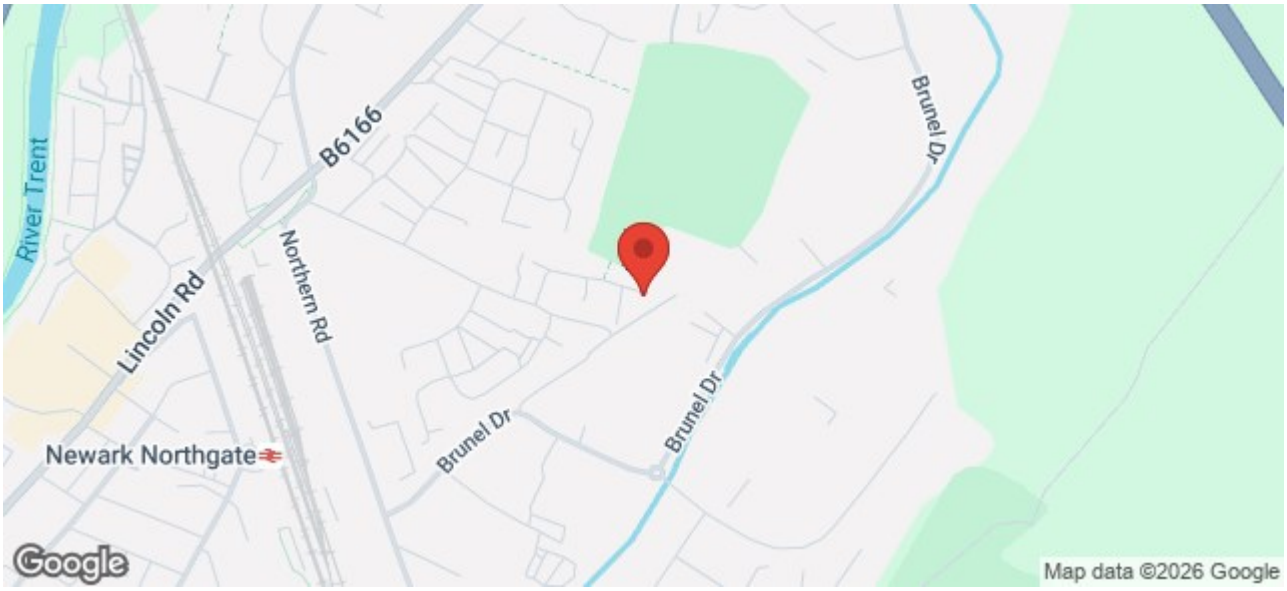
Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (73)

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.

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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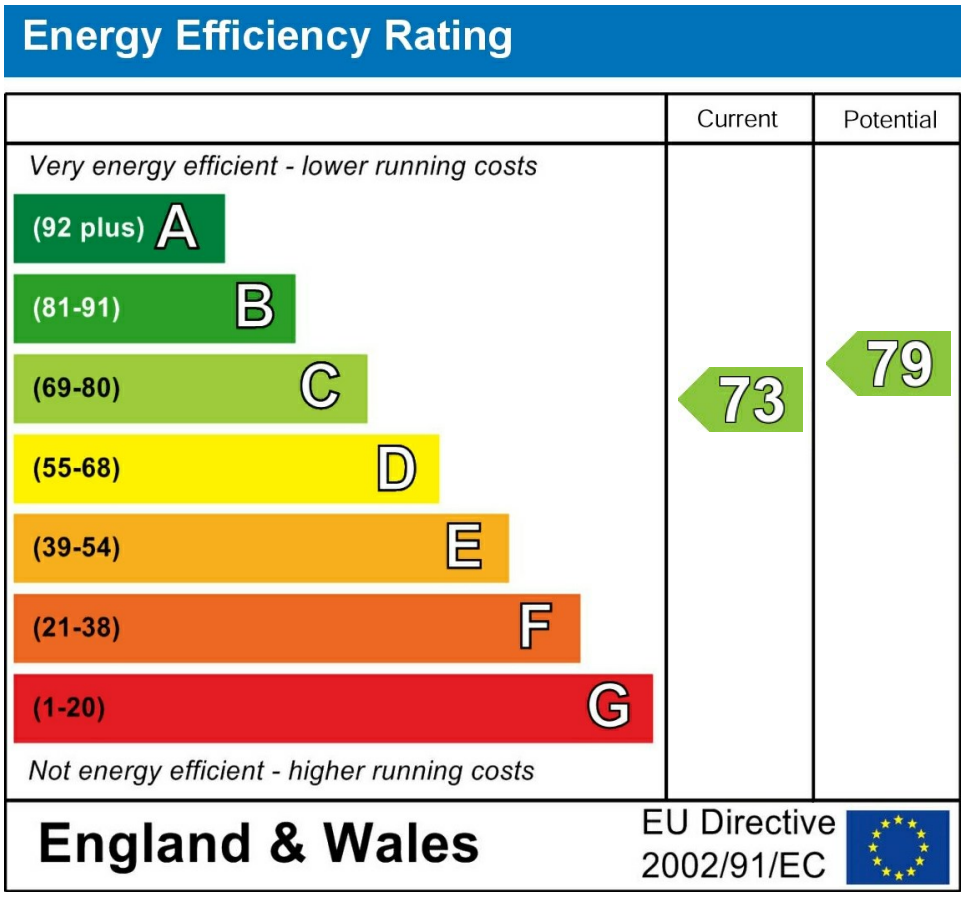

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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