OLIVER REILLY









Se Quinta, Norwell Lane, Cromwell, Newark £400,000

BLINK & YOU'LL MISS IT!

This substantial non-estate bungalow is certainly set to impress. Boasting large room proportions, great living flexibility and an outstanding plot, promoting privacy and tranquility, all year round.

Not expected to hang around for long, this ONE-OF-A-KIND home is a hidden gem, awaiting your immediate appreciation!

Se Quinta, Norwell Lane, Cromwell, Newark £400,000

3 2 3 B

- SUBSTANTIAL NON-ESTATE DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LOVELY SEMI-RUAL SETTING
- TWO LARGE RECEPTION ROOMS & CONSERVATORY
- BATHROOM & EN-SUITE TO THE MASTER
- LARGE ATTIC STORE ROOM WITH POTENTIAL (Subject To Approvals)
- GENEROUS & PRIVATE REAR GARDEN
- EXTENSIVE BLOCK PAVED DRIVEWAY & DETACHED GARAGE
- OWNED SOLAR PANELS
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC 'B'

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil fired 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 'D'

EPC: Energy Performance Rating: 'B'

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.









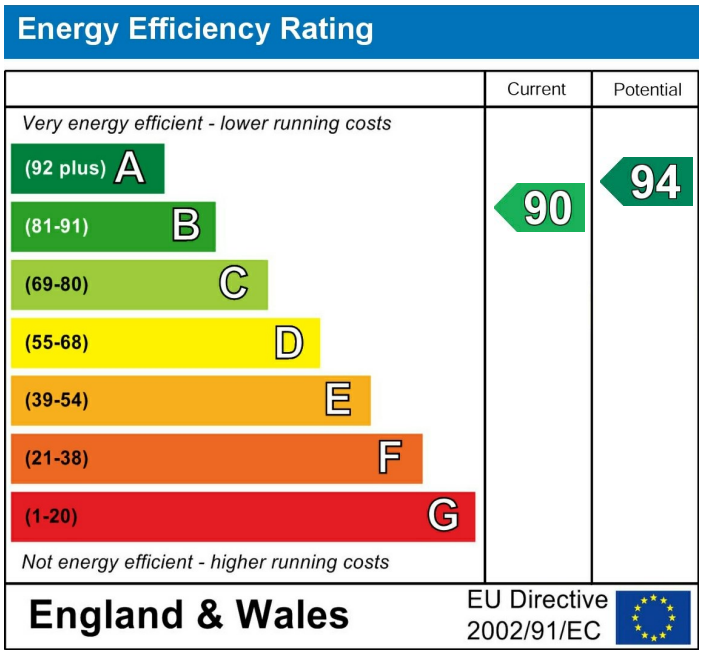










These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY