



Parklands Close, Coddington



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Guide Price £250,000 to £260,000

- Semi Detached Home
- Potential To Extend & Improve
- Three Well-Proportioned Bedrooms
- Kitchen & Two Reception Rooms
- GF WC & FF Bathroom & WC
- South Westerly Facing Rear Garden
- No Chain
- Council Tax band: C
- Tenure: Freehold
- EPC Rating: E



Marketed with NO CHAIN. Positioned at the end of an extremely desirable cul-de-sac within a sought after non-estate setting, this semi detached home boasts endless potential with huge scope to extend and improve (subject to relevant planning). Enjoying a delightful SOUTH WESTERLY facing rear garden, the property requires a degree of modernisation throughout but represents a wonderful blank canvas, allowing a buyer to really make it their own. The property's accommodation comprises to the ground floor: entrance hallway, WC, generous L-shaped lounge, separate dining room, kitchen with a lobby area connecting the house to the garages. The first floor has three well-proportioned bedrooms, all of which having fitted wardrobes, and a bathroom suite with separate WC. Outside, the property to the front is approached with a large concrete driveway providing off street parking, with access to the two garages. There is also further space to the side of the garage, if required. The rear garden offers a superb degree of privacy and is predominantly laid to lawn with a variety of mature plants, shrubs and trees to borders. Other features of this home include double glazing, gas central heating and adjoining paddock views to the side.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 2.79m x 2.41m (9'2 x 7'11)
majority measurements

Ground Floor WC 1.85m x 1.27m (6'1 x 4'2)

Lounge 5.44m x 4.60m (17'10 x 15'1)
maximum measurements

Dining Room 3.25m x 3.10m (10'8 x 10'2)
maximum measurements

Kitchen 3.89m x 3.35m (12'9 x 11'0)
maximum measurements

First Floor Landing

Bedroom One 5.44m x 3.00m (17'10 x 9'10)

Bedroom Two 4.70m x 3.28m (15'5 x 10'9)
maximum measurements

Bedroom Three 3.43m x 2.79m (11'3 x 9'2)
maximum measurements

Bathroom 1.85m x 1.83m (6'1 x 6'0)

WC 1.85m x 0.81m (6'1 x 2'8)

Garage 1 7.16m x 2.90m (23'6 x 9'6)

Garage 2 4.80m x 2.84m (15'9 x 9'4)

Agent's Note

Please note Parklands Close is an unadopted Road.

Services

Mains gas, electricity, water and drainage are connected.

Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.





Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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