

FOR SALE

Sherwood Court, Newark
£150,000


MARTIN&CO

Sherwood Court, Newark

£150,000

- Town Centre Location
- Four Bedrooms
- En-Suite
- Lounge
- kitchen / Diner

Four bedroom town house over three stories with allocated parking.

DESCRIPTION **Town Centre Location** A great opportunity to live close to all the town centre amenities. The property briefly comprises of a kitchen / diner, ground floor toilet, four bedrooms one with en-suite and main bathroom. Benefiting from allocated parking a rear garden and GCH.

KITCHEN 11' 7" x 12' 10" (3.54m x 3.93m) The kitchen comprises of light ash wall and base units, tiled floors, gas oven and electric hob, extractor. There are french doors leading to the rear garden. The GCH boiler is housed in the kitchen.



GROUND FLOOR TOILET 7' 6" x 3' 5" (2.30m x 1.05m)
With toilet and hand basin, vinyl floor and radiator.

BEDROOM 7' 9" x 9' 10" (2.38m x 3.00m) A front facing
bedroom with carpet, radiator,

1ST FLOOR

LOUNGE 11' 8" x 13' 8" (3.56m x 4.19m) a front facing
lounge with carpet, electric points and Juliette doors.

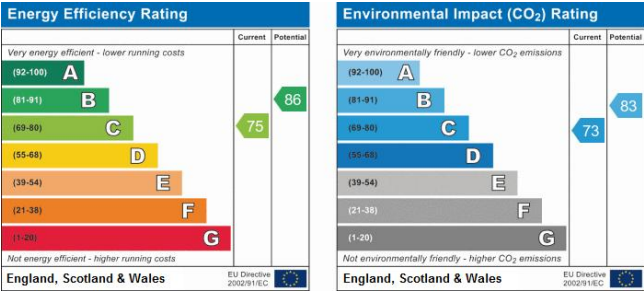
BEDROOM TWO WITH EN SUITE 11' 8" x 8' 9" (3.56m x 2.67m) A double bedroom rear facing with en suite. The en suite has a walk in shower cubicle with a gravity fed shower, radiator, vinyl floor and extractor.

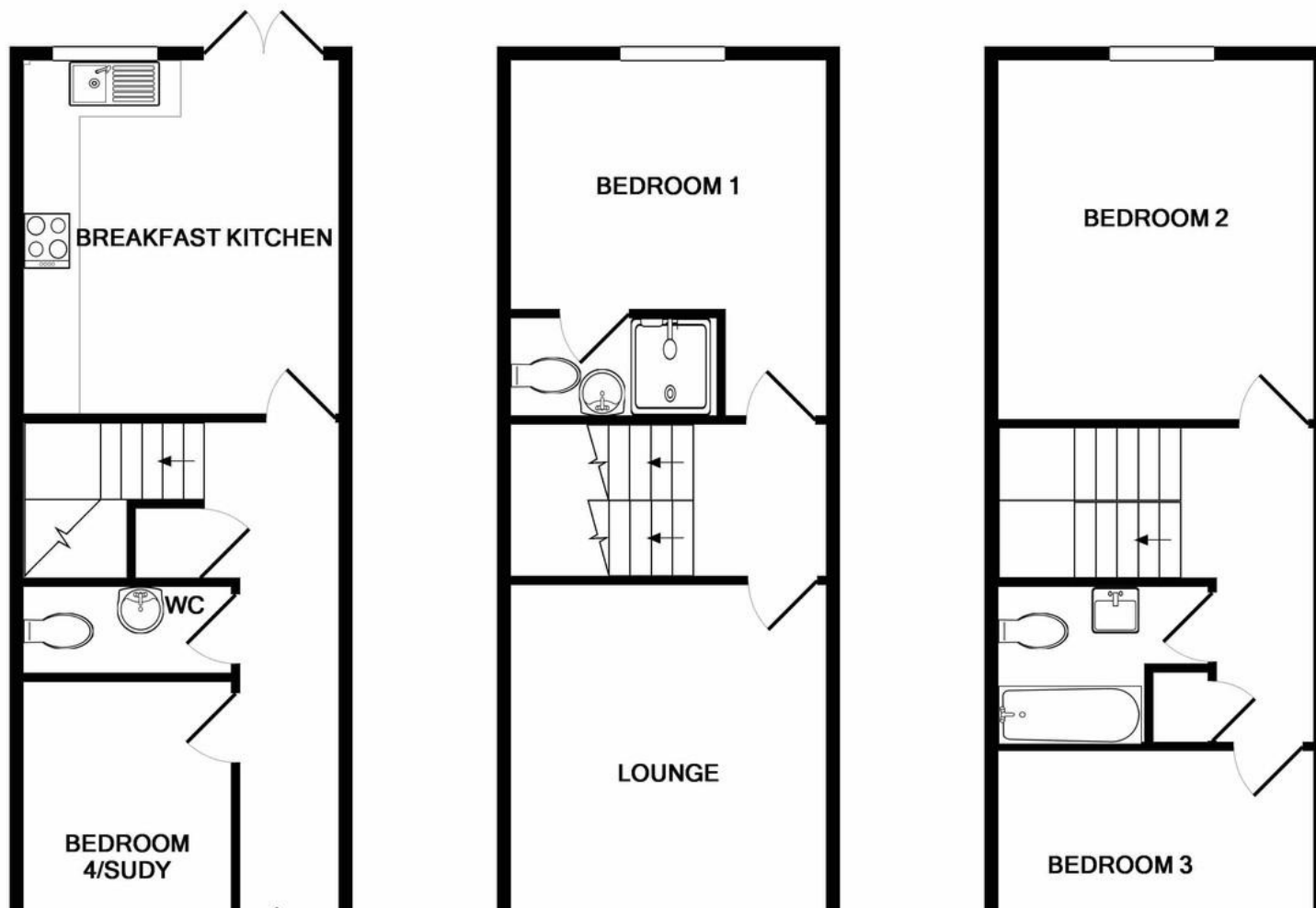
SECOND FLOOR

BEDROOM THREE 11' 8" x 9' 6" (3.56m x 2.92m) A double bedroom with carpet, radiator and velux windows.

BEDROOM FOUR 11' 8" x 7' 5" (3.56m x 2.28m) A double bedroom with carpet, radiator and velux windows.

MASTER BATHROOM 5' 10" x 7' 10" (1.80m x 2.41m) The bathroom comprises of a white three piece bathroom suite, radiator and extractor.





Martin & Co Newark

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

