

# HoldenCopley

PREPARE TO BE MOVED

Walesby Lane, Newark, NG22 9UX

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Guide Price £120,000 - £130,000



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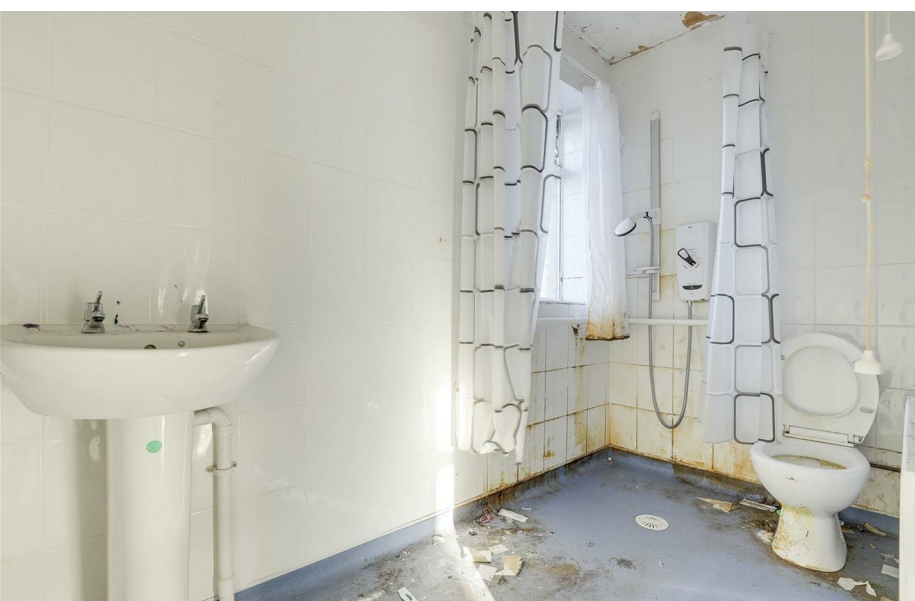
NO UPWARD CHAIN...

This three bedroom semi-detached house is offered to the market with no upward chain and presents an exciting opportunity for investors or first-time buyers seeking a renovation project. Located in a popular area, the property is close to local amenities, transport links, and schools. On the ground floor, a hallway leads to the living room, which in turn provides access to the kitchen. There is also a convenient W/C on this level. Upstairs, there are three bedrooms and a wet room. Externally, the property benefits from a front lawn and gated access to the rear garden. To the rear, you will find an enclosed, mature garden with a fence-panelled boundary, offering a private outdoor space.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Plenty Of Potential
- No Upward Chain
- Sold As Seen
- Mut Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, a wall-mounted unit, a stair lift, and a door providing access into the accommodation.

Living Room

11\*8" x 15\*3" (3.58m x 4.66m)

The living room has a window to the front elevation, a radiator, a TV point, and exposed flooring.

Kitchen

10\*3" x 15\*3" (3.13m x 4.67m)

The kitchen has fitted bae and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, a radiator, an extractor fan, tiled splashback, tiled flooring. a window to the rear elevation, and a door opening to the rear garden.

cupboard

6\*11" x 6\*9" (2.12m x 2.07m)

The cupboard has an obscure window to the side elevation, and tiled flooring.

W/C

2\*8" x 4\*9" (0.83m x 1.47m)

This space has an obscure window to the side elevation, a low level flush W/C, a radiator, an extractor fan, and tiled flooring.

FIRST FLOOR

Landing

8\*11" x 7\*11" (2.74m x 2.42m)

The landing has a window to the side elevation, exposed flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

10\*5" x 13\*9" (3.18m x 4.20m)

The first bedroom has a window to the front elevation, a radiator, and exposed floorboards.

Bedroom Two

7\*8" x 8\*3" (2.34m x 2.53m)

The second bedroom has a window to the rear elevation, a radiator, an in-built cupboard, and exposed floorboards.

Bedroom Three

8\*3" x 8\*0" (2.53m x 2.44m)

The third bedroom has a window to the front elevation, a radiator, and exposed floorboards.

Bathroom

8\*11" x 4\*5" (2.72m x 1.35m)

The bathroom has an obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, a radiator, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed mature garden, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply

- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

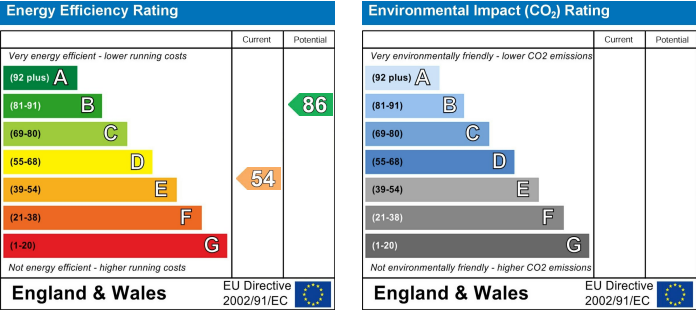
Council Tax Band Rating - Newark and Sherwood District Council- Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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**This floorplan is for illustrative purposes only.**

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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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