OLIVER REILLY







# Rivermead, Newark
# £215,000

BLINK & YOU'LL MISS IT!...

This potential-filled detached home represents a brilliant project for you to TRULY MAKE YOUR OWN!

Enjoying a peaceful position at the head of a quiet cul-de-sac, close to the Town Centre, this blank canvas leaves much to the imagination and is PRIMED AND READY to be taken to the next level!

Available with NO ONWARD CHAIN & not expected to be around for long! Opportunities like this don't come round very often!

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- DETACHED POTENTIAL-FILLED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- QUIET CUL-DE-SAC POSITION
- FULL MODERNISATION SCHEME REQUIRED
- DRIVEWAY & INTEGRAL GARAGE
- LARGE FRONT GARDEN & ENCLOSED REAR GARDEN
- CLOSE TO THE TOWN CENTRE & AMENITIES
- NO ONWARD CHAIN!
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC 'tbc'

## Services:
Mains water, drainage, and electricity are all connected. The property has no central heating and majority uPVC double glazing throughout. This excludes the front and side external doors.
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.

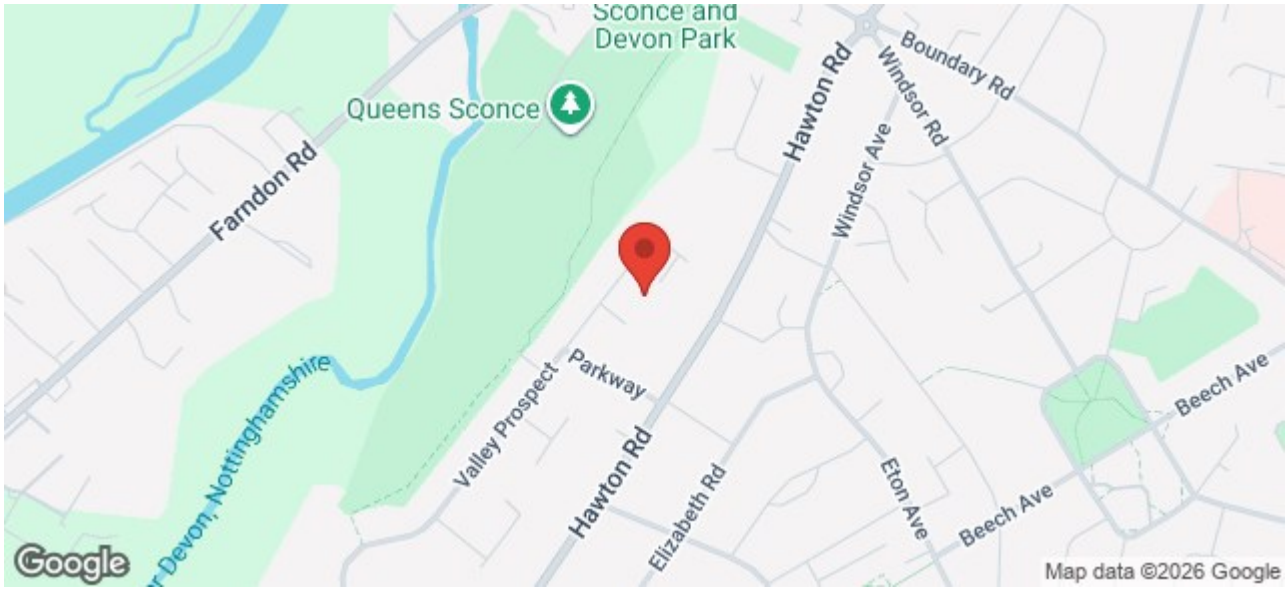
## Tenure: Freehold.
Sold with vacant possession on completion.

## Local Authority:
Newark & Sherwood District Council.

## Council Tax: Band 'C'

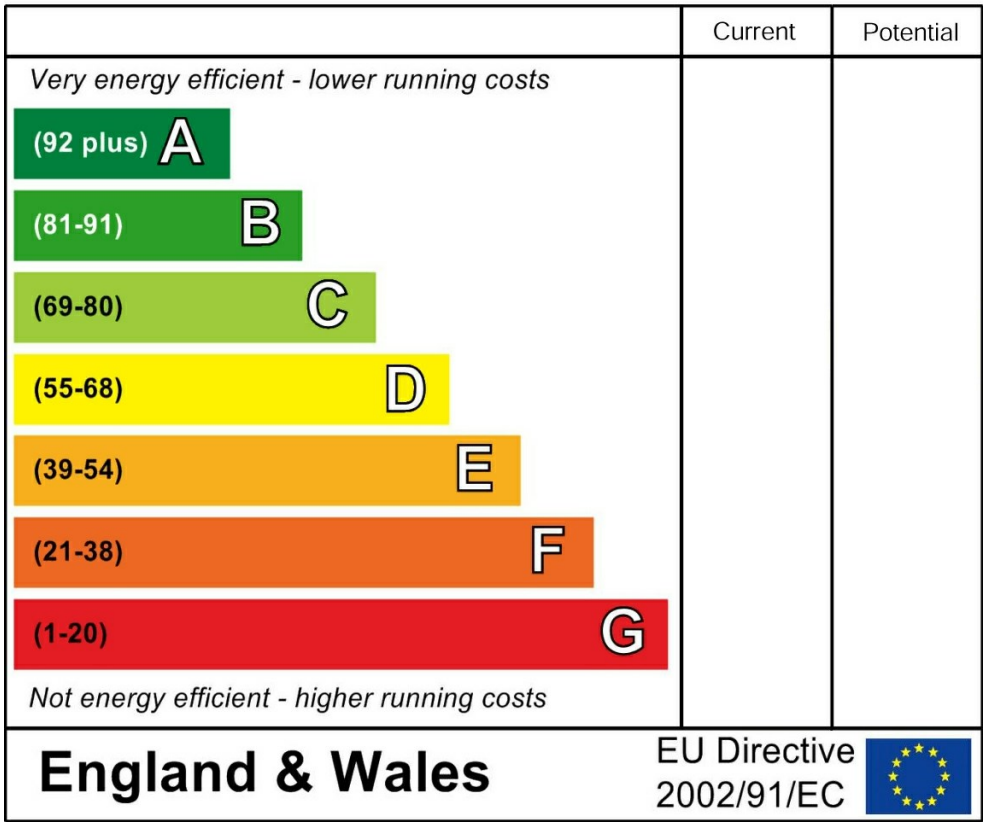
## EPC: Energy Performance Rating: 'tbc' ON ORDER
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible 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.




T. 01636 558 540

# Energy Efficiency Rating




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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