



OLIVER REILLY
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Southfield Terrace, Newark

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OLIVER REILLY



Southfield Terrace, Newark

Guide Price £160,000 - £170,000

- SPACIOUS END TERRACE BUNGALOW
- PRIME CONSERVATION AREA LOCATION!
- GENEROUS LOUNGE/DINER
- LOVELY ENCLOSED REAR GARDEN
- DELIGHTFUL MARINA VIEWS!
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- COSMETIC MODERNISATION REQUIRED
- ATTACHED GARAGE & OFF-STREET PARKING
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £160,000 - £170,000. ONE LEVEL LIVING!... WALKING DISTANCE TO THE TOWN CENTRE!...

This pleasantly positioned end terrace bungalow enjoys a delightful outlook across to Newark Marina, with far reaching views of open countryside, whilst remaining PERFECTLY LOCATED in a highly sought-after Conservation area, with a comfortable walk to the Town Centre and adjacent to the ever desirable Sconce and Devon Park. Surrounded by amenities and excellent transport links. This sizeable residence promises to be an IDEAL BLANK CANVAS that lies ready and waiting for you to MAKE YOUR MARK!

The deceptively generous internal layout comprises: Entrance hall, a fitted kitchen, GENEROUS DUAL-ASPECT LOUNGE/DINER, two bedrooms and a three-piece bathroom.

Externally, the bungalow provides OFF-STREET PARKING and access into an ATTACHED SINGLE GARAGE.

The attractive and established part wall-enclosed rear garden promotes a wonderful external space, for you to watch the world go by! Enhanced by its attractive, unspoiled outlook and convenience to amenities and main roads.

Additional benefits of this EXCITING SCOPE-FILLED HOME include uPVC double glazing and gas central heating.

PACKED WITH POTENTIAL whilst promoting CONVENIENCE ON YOUR DOORSTEP!.. It's time to seize a great opportunity and make this the home for YOU! Marketed with ****NO ONWARD CHAIN!****.



ENTRANCE HALL:	15'5 x 2'8 (4.70m x 0.81m)
KITCHEN:	8'7 x 8'7 (2.62m x 2.62m)
GENEROUS LOUNGE/DINER: Max measurements provided.	17'4 x 11'8 (5.28m x 3.56m)
MASTER BEROOM: Max measurements provided.	13'10 x 8'7 (4.22m x 2.62m)
BEDROOM TWO:	10'5 x 5'5 (3.18m x 1.65m)
BATHROOM: Max measurements provided.	7'6 x 5'5 (2.29m x 1.65m)
ATTACHED GARAGE:	15'10 x 7'8 (4.83m x 2.34m)

Of brick built construction with a felt flat roof. Accessed via a manual up/ over garage door. Equipped with lighting and access to the gas meter. A left sided wooden personal door gives access to the side pathway and to the side entrance door.

EXTERNALLY:

This property is tucked away in a popular, central and convenient conservation area. Set in comfortable walking distance to the Town Centre, Sconce and Devon Park and to a wide array of amenities. The front aspect is greeted with a communal carpark ensuring an allocated parking space and access to an attached single garage. A paved pathway, with partial planted border leads to the side entrance door, with wall mounted security light.

The LOVELY & WELL-APPOINTED REAR GARDEN is a joy to behold. Captivated by a wonderful outlook over Newark Marina. Predominantly gravelled, with a vast array of plants, bushes and shrubs. There is a paved seating area, admiring the unspoiled open views, part walled/ fenced left side boundaries, walled rear and right side boundaries.

Approximate Size: 660 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas 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 'A'**EPC: Energy Performance Rating: 'D'**

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, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities

This property is conveniently located on a highly sought after central street along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

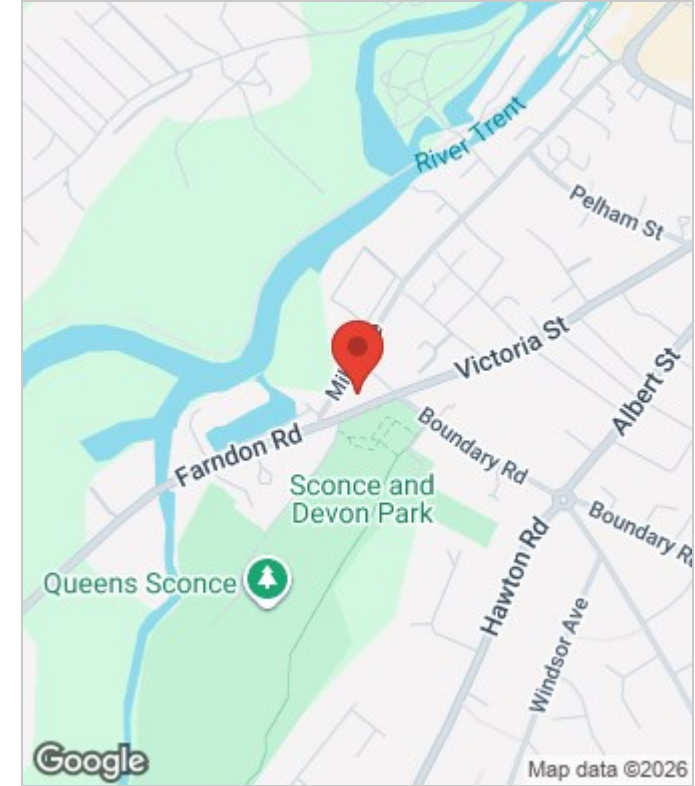
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	