Esther Varney Place, Newark

2 1 1 B

OLIVER REILLY

Esther Varney Place, Newark

Guide Price £110,000 - £117,000
65% SHARED OWNERSHIP

- 65% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- BEAUTIFULLY LANDSCAPED SOUTH-FACING GARDEN
- IMPECCABLE PRESENTATION! A MUST VIEW!
- IMPRESSIVE SEMI-DETACHED HOME
- EASE OF ACCESS TO TOWN CENTRE, MAIN ROADS & TRAIN STATIONS!
- GROUND FLOOR W.C & LUXURIOUS FIRST FLOOR BATHROOM
- TWO SIDE-BY-SIDE OFF-STREET PARKING SPACES
- NO ONWARD CHAIN! Tenure: Leasehold. EPC: 'B'

Guide Price: £110,000-£117,000. **65% SHARED OWNERSHIP**

THE PERFECT FOOTPRINT TO GET YOU ONTO THE PROPERTY LADDER..!
Step inside this beautifully presented, modern semi-detached home and discover a property that truly has it all! Offering approximately 730 sq. ft. of deceptively spacious accommodation, this impressive home combines contemporary style, practical living and a superb location. An ideal opportunity for first-time buyers or those looking to return to the property ladder through an attractive shared ownership scheme.

Perfectly positioned within a peaceful residential setting, the property enjoys convenient access to the Town Centre, with an excellent selection of local amenities/transport links within easy reach.

The thoughtfully designed accommodation is finished to an excellent standard throughout. The ground floor boasts a GENEROUS DUAL-ASPECT LOUNGE/DINER, flooded with natural light and complemented by attractive wood-effect laminate flooring. A modern fitted kitchen and convenient ground floor W.C complete the downstairs layout.

Upstairs, a spacious landing showcases stylish herringbone flooring and leads to TWO WELL-PROPORTIONED DOUBLE BEDROOMS, with the master bedroom benefiting from a useful fitted storage cupboard. A SUPERB CONTEMPORARY THREE-PIECE BATHROOM provides a SUBLIME finishing touch.

Outside, the property continues to impress! To the front are TWO ALLOCATED PARKING SPACES, conveniently positioned directly outside the home. To the rear, a beautifully landscaped, fully enclosed SOUTH-FACING GARDEN offers a wonderful space to relax, entertain and enjoy the sunshine, complete with a generous paved seating area.

Further benefits include uPVC double glazing, gas central heating via a combination boiler, an impressive EPC RATING OF 'B' and NO ONWARD CHAIN!

MODERN LIVING AT ITS FINEST! Combining immaculate presentation & generous proportions. DON'T MISS YOUR CHANCE! This fabulous home is ready to move straight into and enjoy!

DUAL-ASPECT LOUNGE/DINER:	17'5 x 13'7 (5.31m x 4.14m)
MODERN FITTED KITCHEN:	13'7 x 9'4 (4.14m x 2.84m)
Max measurements provided.	
CONTEMPORARY GROUND FLOOR W.C:	4'8 x 3'6 (1.42m x 1.07m)
FIRST FLOOR LANDING:	7'6 x 6'9 (2.29m x 2.06m)
MASTER BEDROOM:	13'7 x 10'3 (4.14m x 3.12m)
With a large fitted storage cupboard.	
BEDROOM TWO:	13'7 x 9'4 (4.14m x 2.84m)
SUPERB MODERN BATHROOM:	6'8 x 5'6 (2.03m x 1.68m)

EXTERNALLY:

This attractive modern semi-detached home was constructed in 2017 and occupies a peaceful yet highly convenient position, within easy reach of the Town Centre, main road links and an excellent range of local amenities.

The welcoming front aspect provides TWO BLOCK-PAVED ALLOCATED PARKING SPACES, allowing for convenient side-by-side off-street parking, complemented by attractive, mature hedging. A paved pathway leads to the front entrance door, sheltered by a storm canopy with an external wall light. A small gravelled frontage adds a neat, low-maintenance finishing touch.

A small paved pathway along the left-hand side of the property leads to a wooden pedestrian gate that opens into a BEAUTIFULLY LANDSCAPED SOUTH-FACING REAR GARDEN. This delightful outdoor retreat is predominantly laid to lawn, framed by an attractive array of established planting and complementary flower borders that provide colour, character and natural charm. A GENEROUS PAVED SEATING AREA creates the perfect setting for alfresco dining, outdoor entertaining or simply relaxing and unwinding in the sunshine.
Enjoying a wonderful degree of privacy, the garden is fully enclosed by fenced side and rear boundaries, creating a peaceful, secure and inviting outdoor space to enjoy.

Approximate Size: 730 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'GLOW-WORM' boiler 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: Leasehold.

Sold with vacant possession on completion.

Lease Information:

Length of lease: 99 Year lease from 1st January 2017
Remaining Years on the lease: 90 Years.
Current Rent & Service Charge: £202.75 a month. This includes buildings insurance. Based on ownership at 65%. Payable to the Platform Housing association.
All of the above information has been provided by the vendor and has not been verified by the agent.

What Is Shared Ownership?

Shared ownership is a part-buy scheme, designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Platform Housing gradually. It is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? * You purchase the share of the property with a mortgage or cash sum; * You pay a service charge to Platform Housing Association.

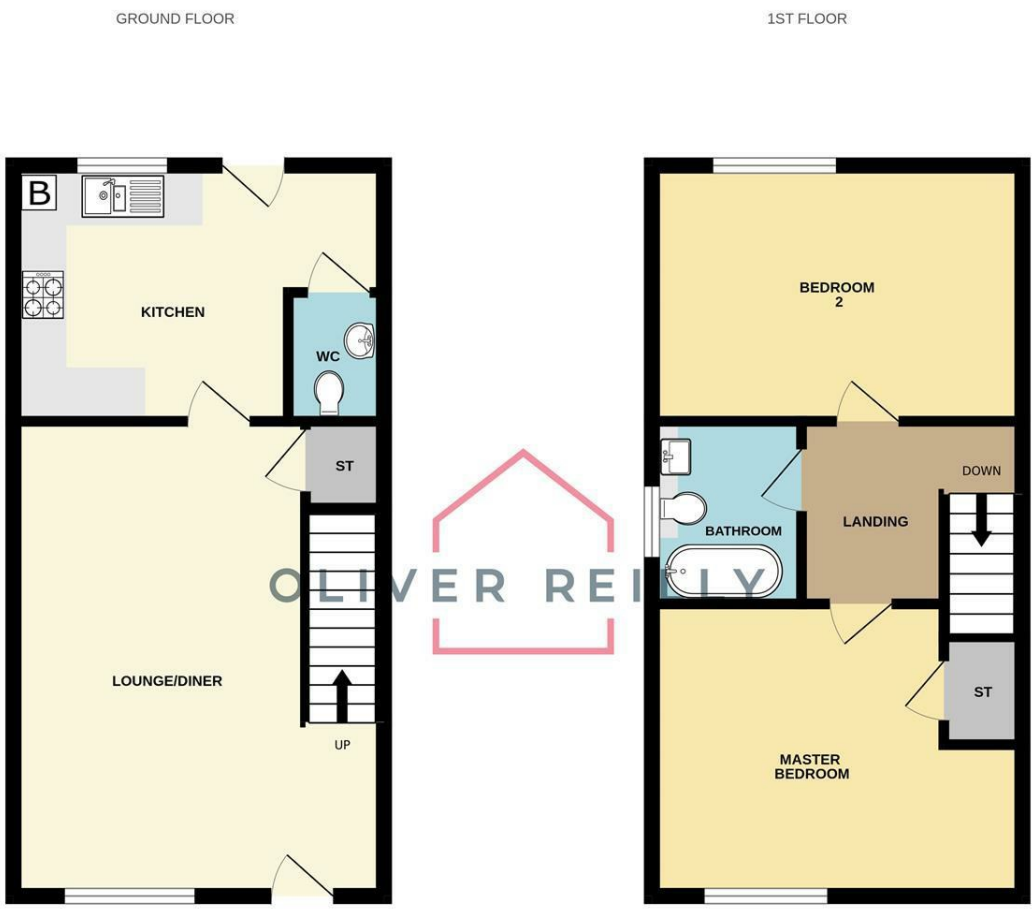
Platform Housing Association:

Any prospective purchaser will need to complete an application form and be approved by Platform Housing Group before the sale can be finalised.
Please visit: https://www.platformhomeownership.com/shared-ownership
For any further information. Please speak to the selling agent.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'



EPC: Energy Performance Rating: 'B' (83)

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.

Local Information & Amenities:

This property is conveniently located in a central residential position, within close proximity and walking distance into the Town Centre. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

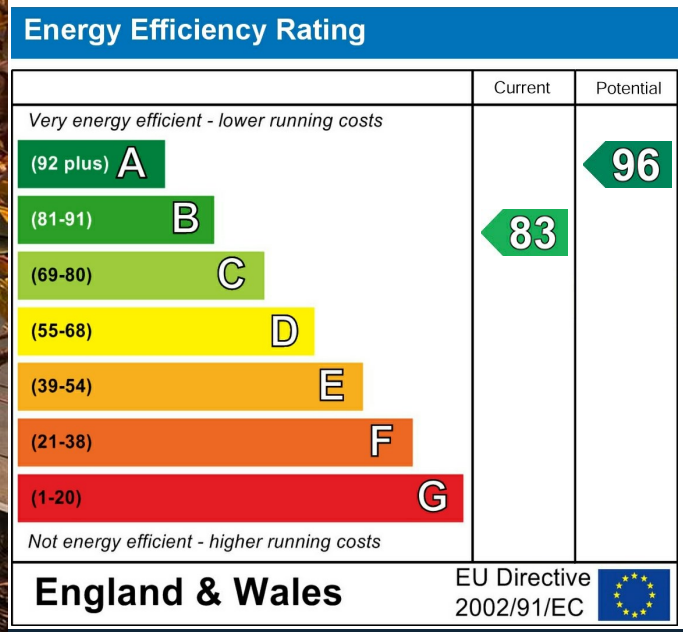
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.



4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY