



Hawton Road, Newark

£195,000

BLINK & YOU'LL MISS IT!!!!...

This is an excellent opportunity to acquire a spacious semi-detached bungalow. Boasting a generous plot, with an large enclosed rear garden, detached garage and multi-vehicle driveway.

The property provides a large living room, sizeable dining kitchen, three DOUBLE bedrooms and a shower room. There is great adaptability for the third bedroom to be used as a dining/ sitting room.

Despite a modernisation scheme required, this is a great chance to acquire a greatly proportioned home, in a hugely sought-after.

A BRILLIANT BLANK CANVAS AWAITS! Ready and waiting with NO ONWARD CHAIN!

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£195,000



- EXCELLENT SIZED SEMI-DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- HUGEY POPULAR CENTRAL LOCATION
- SPACIOUS LIVING ROOM & DINING KITCHEN
- GENEROUS PLOT WITH A LARGE REAR GARDEN
- MULTI-VEHICLE DRIVEWAY & DETACHED GARAGE
- MODERNISATION REQUIRED! SCOPE TO MAKE YOUR OWN!
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- POTENTIAL TO EXTEND- Subject To Planning Approvals
- NO CHAIN! Tenure: Freehold. EPC 'D'

Approximate Size: 1,060 Square Ft.

Measurements are approximate and for guidance only. This includes the side passageway and 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 'C'

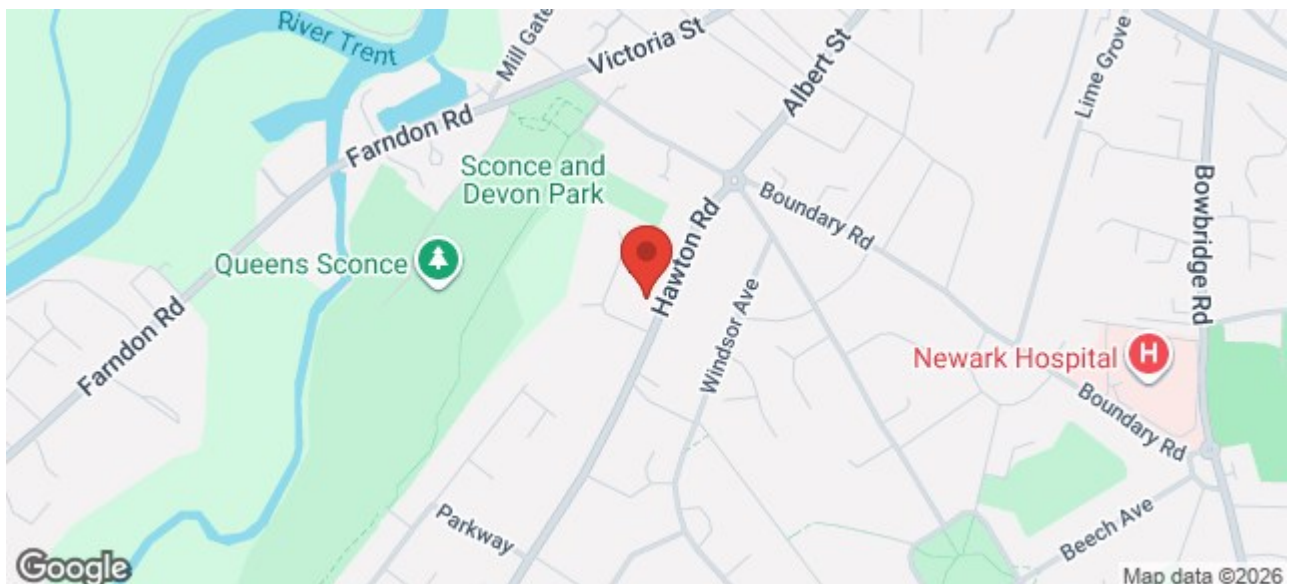
EPC: Energy Performance Rating: 'D' (65)

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

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	65	74
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.