


# Oliver Close, Newark

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OLIVER REILLY



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## Guide Price £150,000 - £160,000

- SUPERB END TERRACE HOME
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- STUNNING DINING KITCHEN & SHOWER ROOM
- ALLOCATED BLOCK PAVED PARKING SPACE
- EASE OF ACCESS TO TOWN CENTRE & BOTH TRAIN STATIONS
- TWO BEDROOMS
- GENEROUS LIVING ROOM
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- NEWLY MODERNISED & MOVE IN READY!
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price: £150,000 - £160,000. GET YOUR FOOT ON THE LADDER!... IN STYLE!!!
Prepare to be IMPRESSED by this SUPERBLY STYLISH end terrace home. Pleasantly positioned at the head of a quiet, yet central cul-de-sac. Moments away from an abundance of excellent amenities, main road links and Newark Town Centre. Promoting two popular train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via North Gate Station. This attractive home also lies in the catchment for desirable Barnby Road Academy!
Having been thoughtfully brought back to life, this wonderful modern home has been SIGNIFICANTLY IMPROVED and finished to an impressive standard, that is READY & WAITING for your immediate appreciation.
This eye-catching internal accommodation comprises: Generous DUAL-ASPECT bay-fronted living room and a FABULOUS DINING KITCHEN.
The first floor landing has a large fitted storage cupboard, a STUNNING SHOWER ROOM and two bedrooms. the dual-aspect master bedroom is also enhanced by a fitted cupboard.
Externally, the property promotes a secluded position within the cul-de-sac. Greeted with a block paved ALLOCATED PARKING SPACE!... Located directly in-front of the house.
The charming, private and low-maintenance rear garden promises to be a great external escape. Allowing great potential for your to inject your own personality.
Additional benefits of this MAGNIFICENT MODERN GEM include wooden double glazing throughout and 'SMART' electric heating. Boasting great energy efficiency, that can be controlled via a mobile device.
SIMPLY MOVE IN AND ENJOY!! Early viewings come highly recommended! Marketed with NO ONWARD CHAIN!!!







**BAY-FRONTED LIVING ROOM:** 15'2 x 12'4 (4.62m x 3.76m)

**STYLISH DINING KITCHEN:** 12'4 x 7'7 (3.76m x 2.31m)

**FIRST FLOOR LANDING:** 5'10 x 5'0 (1.78m x 1.52m)
Max measurements provided.

**MASTER BEDROOM:** 11'10 x 8'10 (3.61m x 2.69m)

**BEDROOM TWO:** 10'9 x 5'11 (3.28m x 1.80m)

**STUNNING SHOWER ROOM:** 5'10 x 5'3 (1.78m x 1.60m)

**EXTERNALLY:**
This modern-day home is peacefully located in a central location. Close to the Town Centre, train stations and a wide range of amenities. The front aspect is greeted with a storm porch, with external ceiling light. Leading to the entrance door. There is an ALLOCATED BLOCK PAVED PARKING SPACE located directly in front of of the house (as per the agents photograph). The right side aspect provides a concrete pathway, with access to the concealed electricity meter. Leading down to the LOVELY REAR GARDEN. Predominantly laid to lawn, with partial borders that are ready for you to inject your own personality. A delightful paved seating area, directly accessed via the rear external door in the kitchen/diner. There is an external security light, fenced left side boundaries. Part fenced/ walled rear boundaries and a mature high-level hedged right side boundary. All enhancing to create a high-degree of privacy.

**Approximate Size: 570 Square Ft.**
Measurements are approximate and for guidance only.

**Services:**
Mains water, drainage, and electricity are all connected. The property also provides electric heating, via newly installed electric heaters and wooden 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: 'E' (39)**
This report was carried out prior to any improvements made to the property. 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 in a central residential location, 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.





GROUND FLOOR




1ST FLOOR




OLIVER REILLY




## Energy Efficiency Rating

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

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