



13 Woodlands Close, Newark, NG24 4QR **Guide Price: £215,000 (£900 + VAT Buyers Fee)**

Description

A two bedroom detached bungalow situated in a popular residential area close to the centre of Newark. The property requires a scheme of modernisation throughout but offers an opportunity for an owner occupier or buy to let investor to transform this well positioned bungalow.

Directions

From the A46 follow Middlebeck Way and then turn left onto Newark Road which leads into Hawton Road. Then turn left onto Valley Prospect and follow the road round and then turn right onto Woodlands Close where the property can be found on your right.

<https://what3words.com/fronted.harmonica.fool>

Accommodation

Entrance Hall

With radiator, loft access, door to;

Lounge

Double glazed casement window to front elevation and further double glazed picture window to side elevation, two radiators, electric fire, door to;

Kitchen/Diner

Double glazed casement window to side elevation and double glazed door to rear elevation, fitted wall and base units with stainless steel sink and drainer, built-in oven, four ring gas hob with extractor over, space and plumbing for washing machine and tumble dryer, part tiled walls, radiator, door through to hallway.

Bedroom One

Double glazed casement window to rear elevation, radiator.

Bedroom Two

Double glazed casement window to front elevation, radiator.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panel bath with shower over, low flush WC, pedestal wash basin, radiator, extractor, fully tiled walls.

Outside

The front elevation offers a lawn garden with driveway, pond, wall and fenced boundaries. The rear elevation offers a generous rear lawned garden with planted beds, patio area, fenced boundaries and single detached garage.

Services

We understand the property offers mains water, gas, electric and main sewer connections.

Tenure & Possession

Freehold with vacant possession.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Solicitor

Oliver Emmett
3 Middlegate
Newark
NG24 1AQ

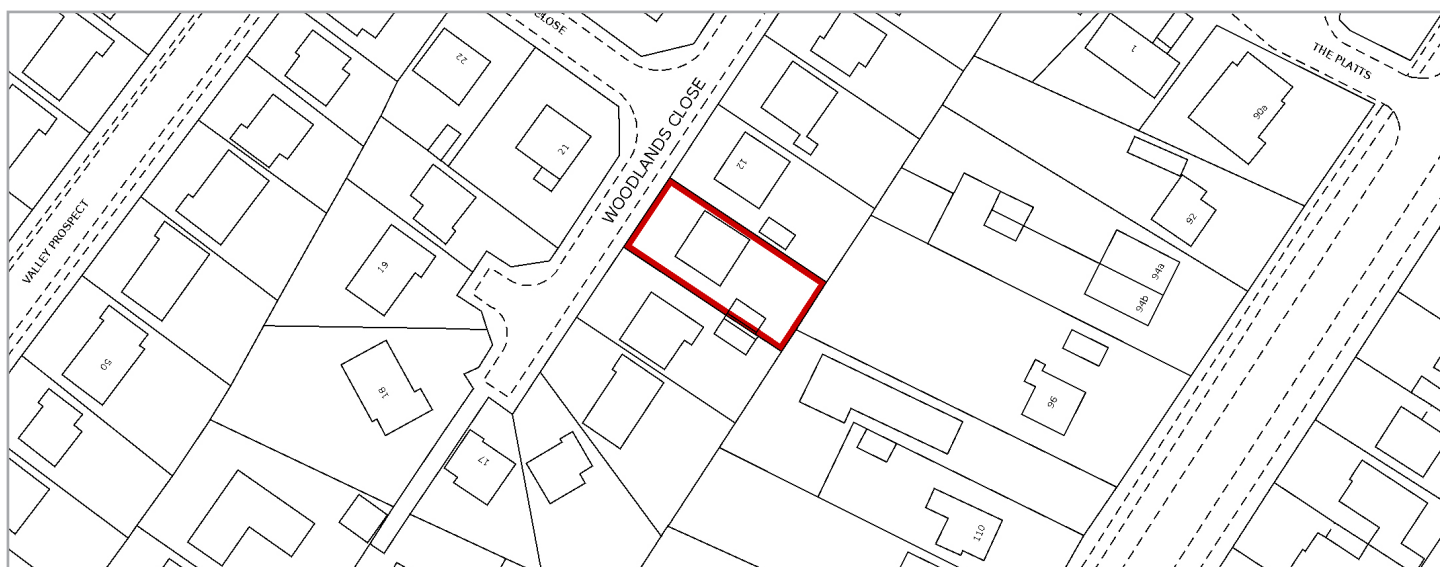
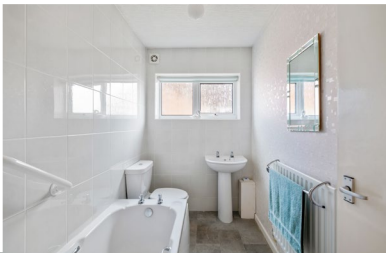
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Agents

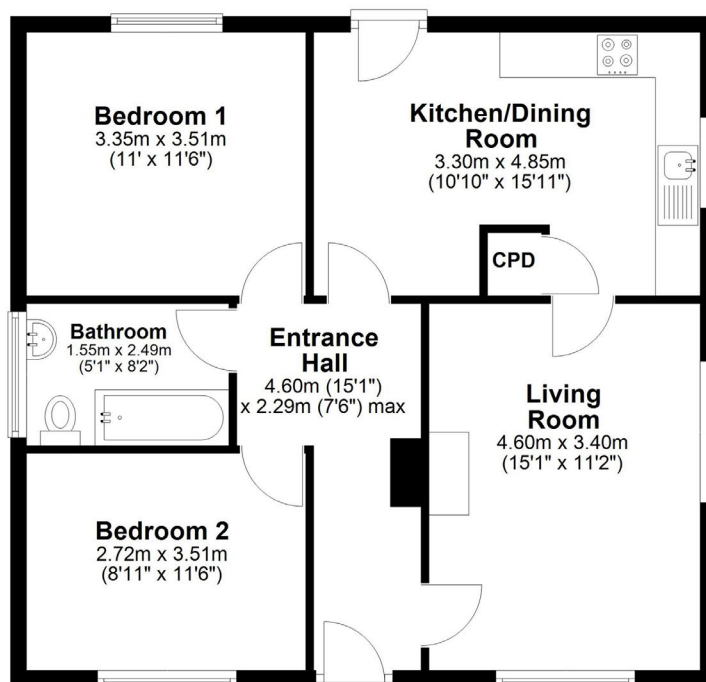
James Mulhall 01522 504360
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**Talents
Solicitors**



Ground Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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