OLIVER REILLY









Sam Derry Close, Newark
£160,000

BLINK & YOU'LL MISS IT!!!

Here we have a wonderful terrace home, conveniently situated within close proximity into Newark Town Centre and the highly regarded BARNBY ROAD ACADEMY, with amenities practically on your doorstep.

DO NOT BE DECEIVED! This modern-day gem holds MORE THAN MEETS THE EYE, with extensive accommodation comprising: Entrance hall, large living room, modern dining kitchen and ground floor W.C, all providing under-floor heating.

The large first-floor landing leads into the modern three-piece family bathroom and THREE DOUBLE BEDROOMS. The second bedroom hosts extensive fitted wardrobes and the master bedroom boasts and en-suite shower room.

Externally, you'll be sure to appreciate the fully enclosed low-maintenance courtyard garden. Retaining a vast degree of privacy. There are TWO ALLOCATED PARKING SPACES also associated with the property.

Further benefits of this attractive modern home include uPVC double glazing throughout, a high energy efficiency rating (EPC: C) and gas central heating, via a modern glow-worm combination boiler.

DON'T MISS OUT! This generously designed home is ready and waiting for your immediate appreciation!... YOUR NEXT CHAPTER AWAITS...!

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£160,000

3 2 1 C

- SPACIOUS TERRACE HOME
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- LARGE LIVING ROOM & DINING KITCHEN
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LOW-MAINTENANCE COURTYARD GARDEN
- OFF-STREET PARKING TO THE REAR
- SCOPE TO MAKE YOUR OWN!
- Tenure: Freehold. EPC 'C'

Approximate Size: 911 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 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.

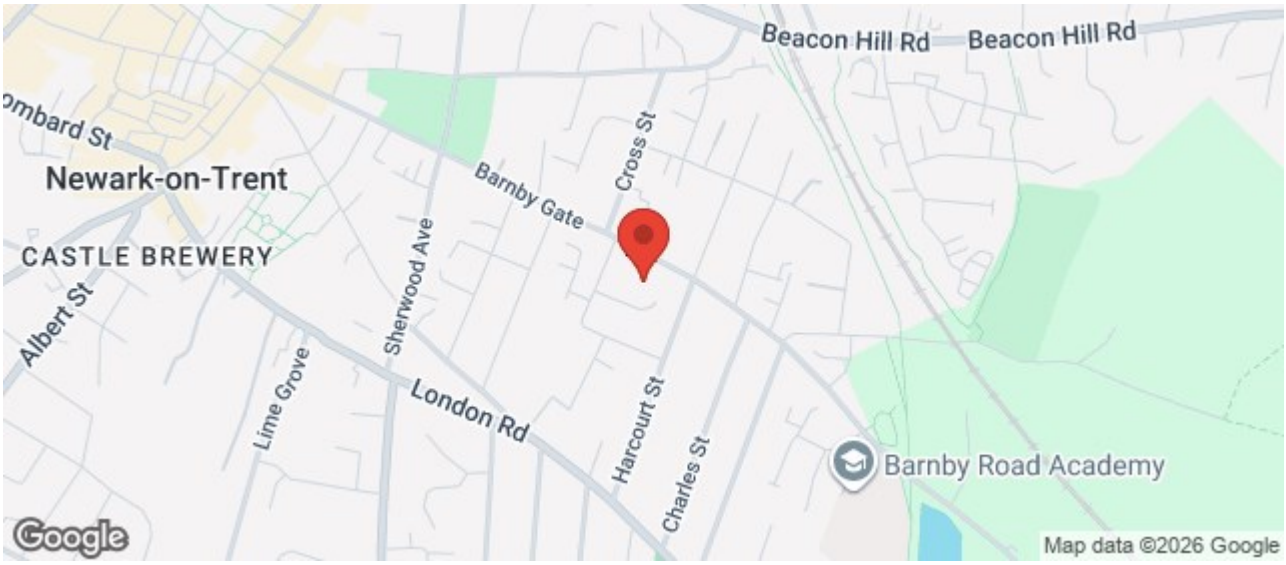
Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (75)
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




HENRI MATISSE

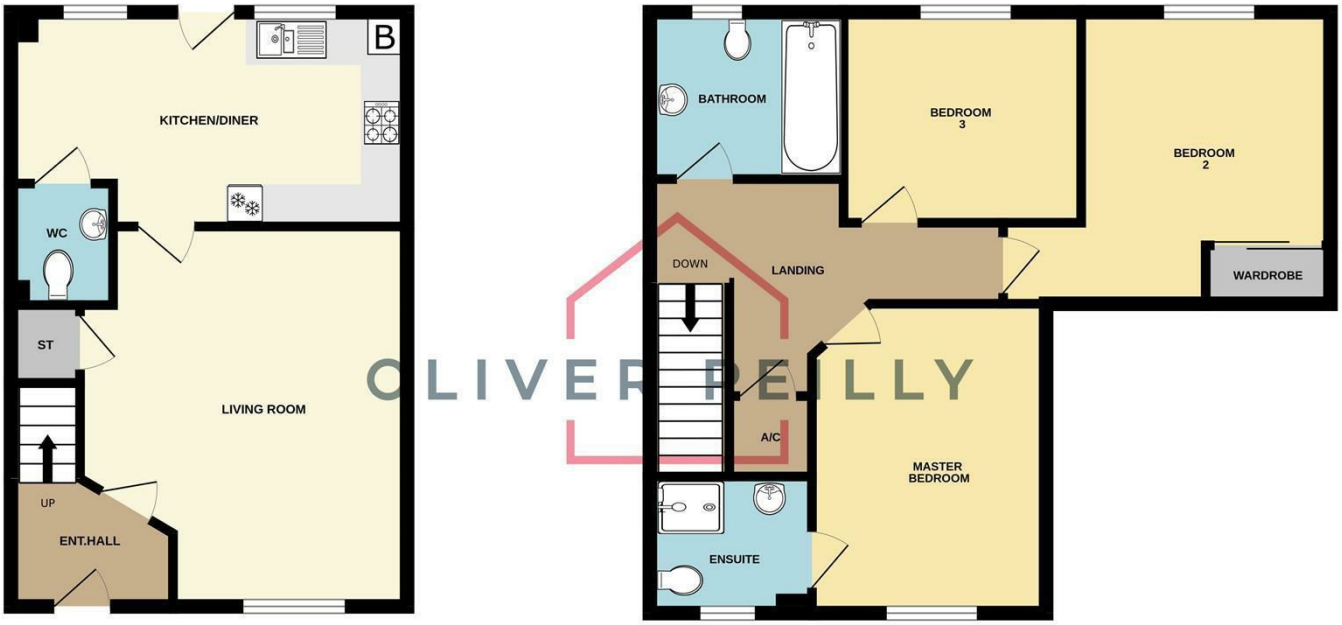




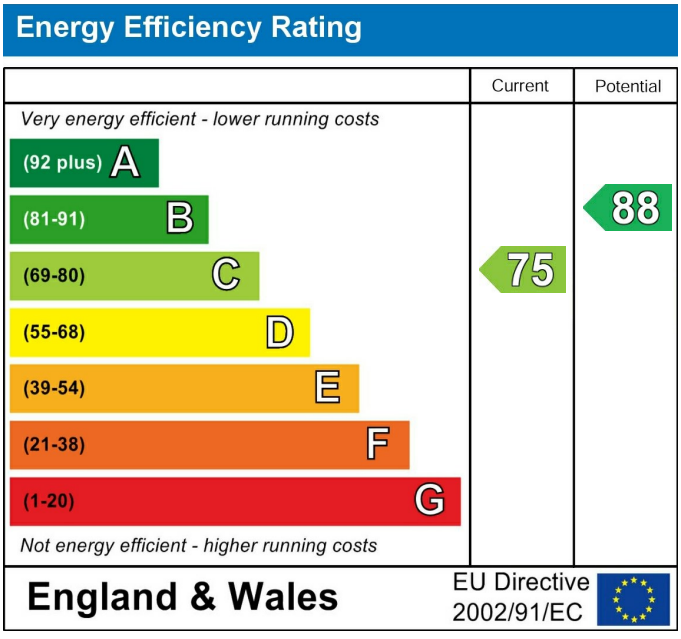


GROUND FLOOR

1ST FLOOR



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

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