



Halifax Road, Fernwood, Newark

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OLIVER REILLY



Halifax Road, Fernwood, Newark

- CONTEMPORARY SEMI-DETACHED HOME
- LOVELY CUL-DE-SAC POSITION
- LOVELY DINING KITCHEN WITH INTEGRATED APPLIANCES
- TWO ALLOCATED PARKING SPACES
- A BLANK CANVAS & WELL-MAINTAINED
- THREE BEDROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- WELL-APPOINTED ENCLOSED PRIVATE GARDEN
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- NO CHAIN! Tenure: Freehold. EPC 'B'

Guide Price: £220,000 - £230,000. MARVELLOUS MODERN LIVING!

Picture yourself inside this lovely contemporary semi-detached home. Pleasantly positioned in a well-renowned residential cul-de-sac. Admiring an unspoiled front outlook, whilst remaining convenient to a range of excellent on hand amenities and well-connected main road corridors.

This BRILLIANT BLANK CANVAS was constructed in 2021. Remaining neutrally decorated and well taken care of!... Bridging the gap for you to come in and inject your own personality!

The property promotes a free-flowing internal layout, comprising: Entrance hall, ground floor W.C, a sizeable living room and a WONDERFUL DINING KITCHEN. Hosting a range of integrated appliances and French doors out to the garden.

The first floor provides a three-piece family bathroom, THREE BEDROOMS and an EN-SUITE SHOWER ROOM. Benefitting the master bedroom.

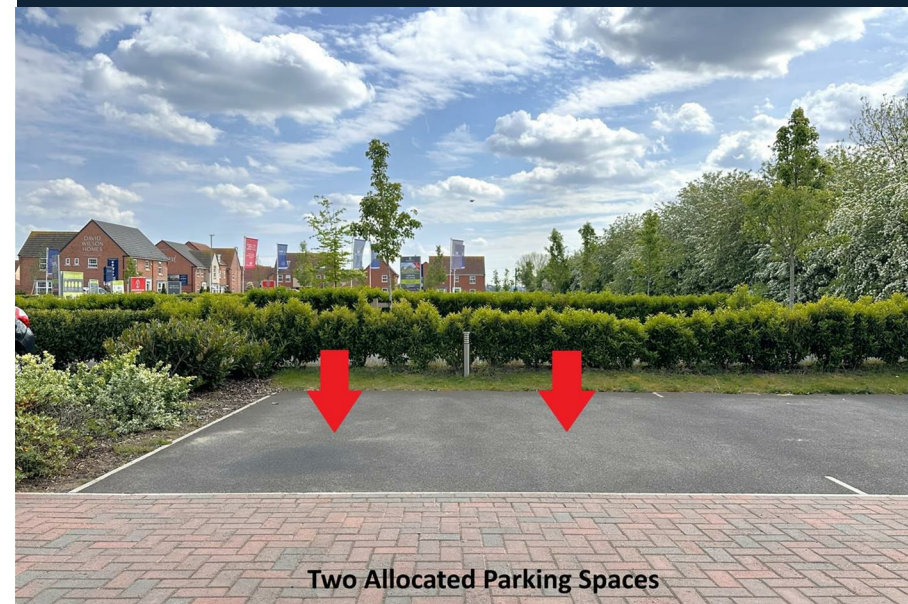
Externally, the attractive residential position will appeal to many! Greeted with TWO ALLOCATED PARKING SPACES. Located directly in front of the house. The well-appointed and fully enclosed rear garden leaves much to your imagination! Promising a HIGH-DEGREE OF PRIVACY and further scope for you to make your own.

Additional benefits of this STYLISH & STAND OUT SEMI include uPVC double glazing, gas central heating, remaining NHBC warranty, NO LOCAL SERVICE CHARGES, and a high energy efficiency rating (EPC: 'B').

EFFORTLESS LIVING AWAITS!... A PRISTINE HOME IN NEUTRAL TONES!.... Available with NO ONWARD CHAIN!



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Two Allocated Parking Spaces

ENTRANCE HALL:	4'5 x 3'8 (1.35m x 1.12m)
GROUND FLOOR W.C:	5'3 x 3'1 (1.60m x 0.94m)
GENEROUS LIVING ROOM: Max measurements provided.	16'2 x 15'1 (4.93m x 4.60m)
DINING KITCHEN:	15'1 x 10'5 (4.60m x 3.18m)
FIRST FLOOR LANDING:	12'1 x 6'3 (3.68m x 1.91m)
MASTER BEDROOM: Max measurements provided.	13'8 x 8'5 (4.17m x 2.57m)
EN-SUITE SHOWER ROOM: Max measurements provided.	8'5 x 4'5 (2.57m x 1.35m)
BEDROOM TWO:	10'3 x 8'5 (3.12m x 2.57m)
BEDROOM THREE:	8'8 x 6'3 (2.64m x 1.91m)
FAMILY BATHROOM:	6'3 x 5'6 (1.91m x 1.68m)

EXTERNALLY:

This attractive semi-detached home is captivated by its pleasant and unspoiled residential position. Located in a quiet cul-de-sac. Enjoying an unspoiled front outlook over local greenery.

The property is greeted with TWO ALLOCATED PARKING SPACES. Providing side-by-side parking, located directly in front of the house. A small paved pathway leads to the front entrance door, with external wall light, a concealed electricity meter and established planted borders, with a range of shrubs. The right side aspect has a paved pathway leading to a secure wooden personal gate, opening into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a paved seating area, directly accessed via the uPVC double glazed French doors in the dining kitchen. There is an outside tap, fully fenced side and rear boundaries.



Approximate Size: 805 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 'C'

EPC: Energy Performance Rating: 'B' (84)

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: Fernwood

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:

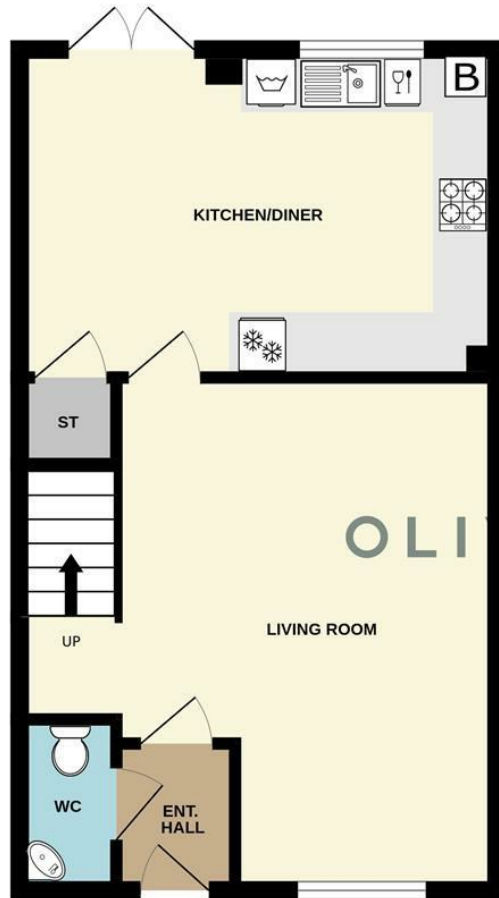
These are draft particulars awaiting final approval from the vendor, therefore the

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.

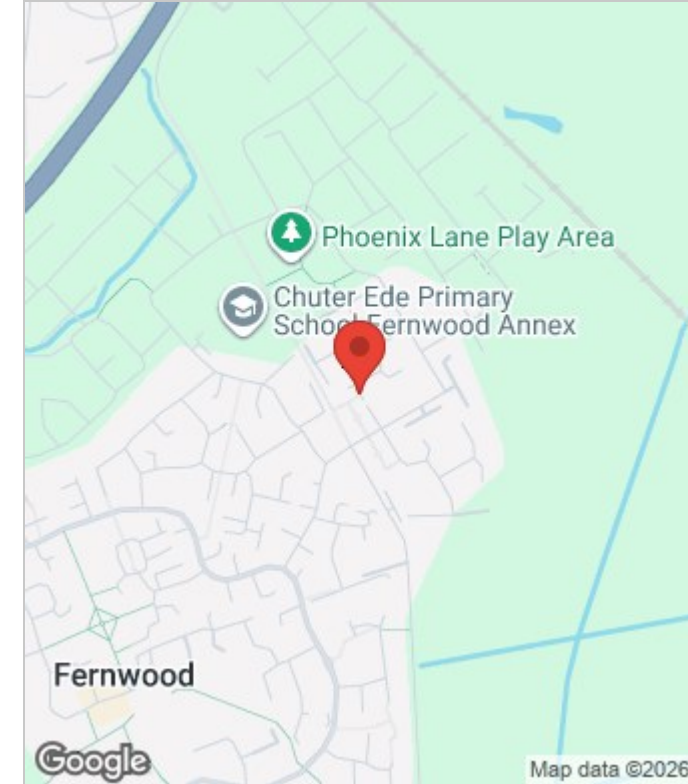
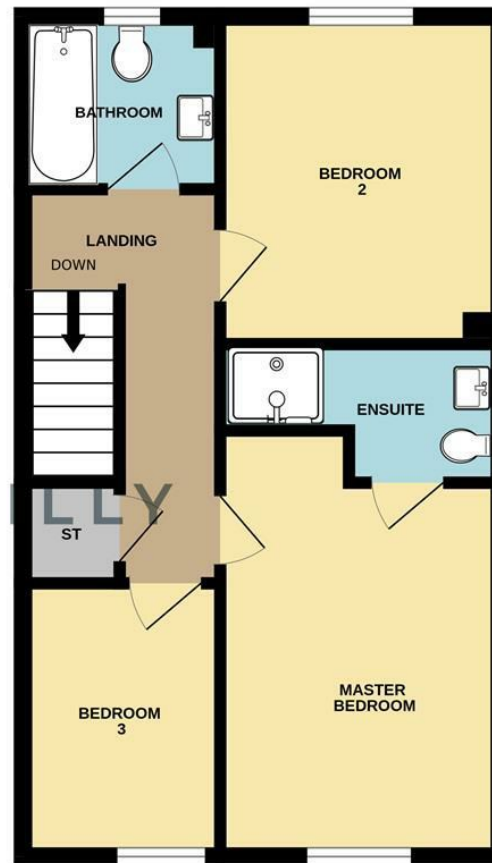




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	