
Mill Green, Newark
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OLIVER REILLY



Mill Green, Newark

Asking Price: Guide Price £160,000

- MODERN END TERACE HOME
- THREE BEDROOMS
- STYLISH MODERN SHOWER ROOM
- OFF-STREET PARKING TO THE REAR
- IDEAL FIRST TIME HOME! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (82)
- CENTRAL LOCATION- CLOSE TO TOWN CENTRE & AMENITIES
- LARGE LIVING ROOM & SPACIOUS DINING KITCHEN
- LOW-MAINTENANCE FRONT & REAR GARDENS
- 10 OWNED SOLAR PANELS

Guide Price £160,000 - £170,000 GET YOUR FOOT ONTO THE LADDER!
This well-proportioned home is conveniently positioned close to amenities, within walking distance to the town centre and to both train stations, one of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via North Gate Station.

The property offers a GENEROUS LAYOUT comprising: Spacious living room and an equally spacious dining kitchen.
To the first floor, a stylish re-fitted shower room and THREE BEDROOMS.

Externally, there are front and rear gardens, along with an ALLOCATED PARKING SPACE, situated to the rear of the house. The property overlooks a delightful residential green that enhances its position and outlook.

Additional benefits of this ideal first time home include uPVC double glazing, gas central heating, 10 OWNED SOLAR PANELS WITH A FEED-IN TARIFF and a high energy efficiency rating (EPC: 'B').

With CONVENIENCE ON YOUR DOORSTEP, this lovey home has everything you'll need & ROOM TO GROW!





GENEROUS LIVING ROOM:	17'7 x 11'5 (5.36m x 3.48m)
SPACIOUS DINING KITCHEN:	17'7 x 8'9 (5.36m x 2.67m)
FIRST FLOOR LANDING:	7'10 x 6'2 (2.39m x 1.88m)
MASTER BEDROOM: Max measurements provided.	11'3 x 10'9 (3.43m x 3.28m)
BEDROOM TWO: Max measurements provided.	11'3 x 9'7 (3.43m x 2.92m)
BEDROOM THREE:	8'10 x 6'9 (2.69m x 2.06m)
STYLISH MODERN SHOWER ROOM:	5'9 x 5'5 (1.75m x 1.65m)

OFF STREET PARKING:
Off street parking is available to the rear of the house. In a communal carpark, with an allocated parking space associated with the property and ample visitor parking also available.



EXTERNALLY:

This modern end terrace home occupies a delightful residential position, close to a local green space. Hosting a well-appointed front and rear garden. The front aspect is greeted with a wooden personal gate, opening onto a paved pathway, to the front entrance door, with a storm canopy above and sloped tiled roof. Access to the concealed gas/ electricity meters. The front garden is laid to lawn with an eye-catching and mature monkey-puzzle tree, with fenced side and front boundaries.

The low-maintenance rear garden is partially laid to lawn and partially paved. Hosting a low-maintenance space to relax and enjoy. There is provision for a garden shed, an external security light, established bushes, fully fenced side and rear boundaries. A high-level wooden personal gate opens out to the COMMUNAL CARPARK with an ALLOCATED PARKING SPACE associated with this property.

Approximate Size: 705 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, combination boiler 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.

OWNED SOLAR PANELS:

The property benefits from 10 OWNED solar panels to the front roof-line. This is through British Gas and has a feed in tariff (FIT). This allows payments for the electricity they generate and, in some cases, for the surplus electricity exported to the National grid. For further information, please speak to the selling agent.

Current Tenure: Leasehold.

If the property is purchased for the full 100% ownership, it will become fully freehold. The property is current owned via a 75% shared ownership scheme. Please speak to the agent for further information. Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B' (82)

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.



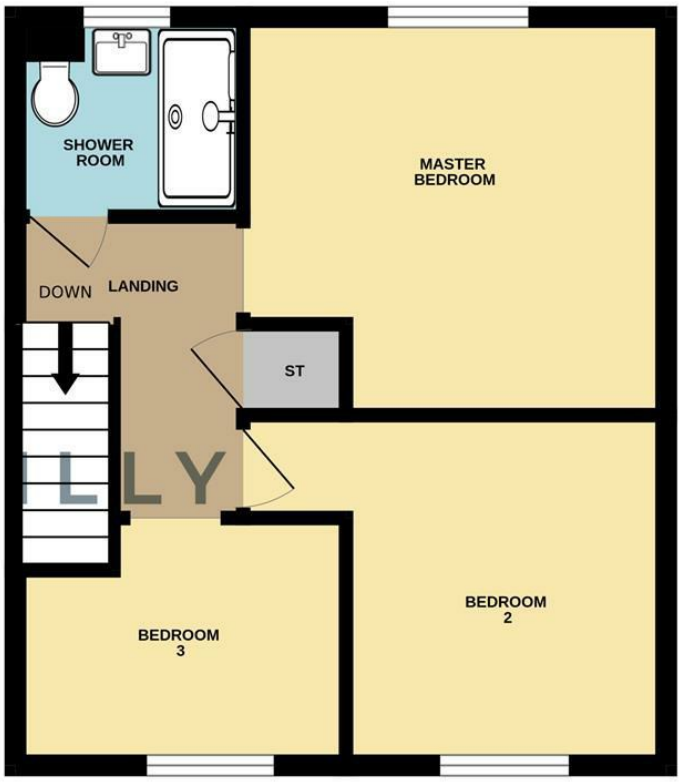
Local Information & Amenities:

This property is conveniently located in a popular central location, in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. There is also access to Lincoln and Nottingham via Newark Castle station.

GROUND FLOOR



1ST FLOOR



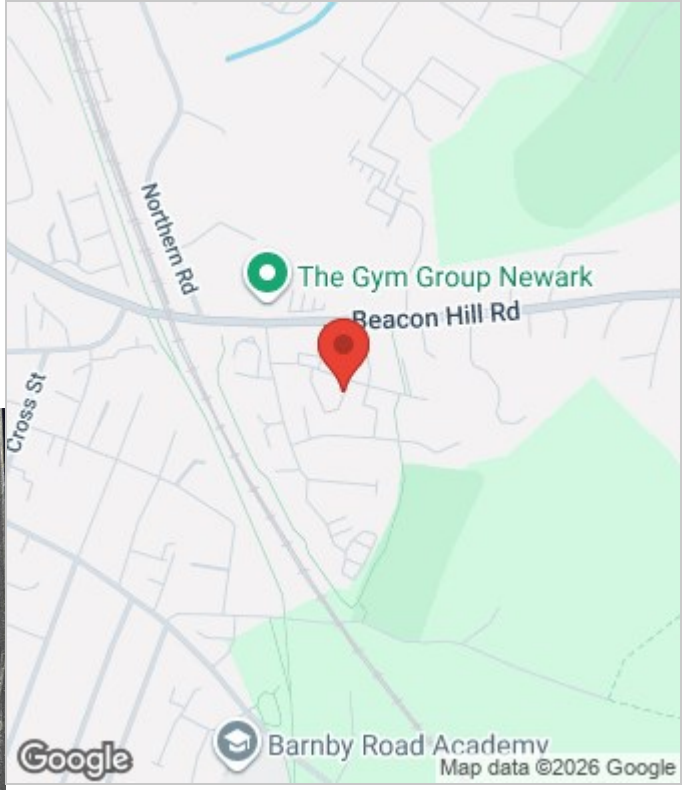
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Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

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