



Wolsey Road, Newark £200,000

BLINK & YOU'LL MISS IT!!!!...

Take a look at this wonderful semi-detached home, situated in a convenient an central location.

This lovely home has been significantly enhanced, to create a magnificent and modern environment, enhanced further by a larger than average rear garden and a multi-vehicle driveway.

The property boasts two reception rooms, a superb contemporary kitchen, three bedrooms and a fabulous bathroom.

Presented to near-faultless standard, this truly is a home that deserves your instant appreciation, before it's too late...

Wolsey Road, Newark

£200,000



- SUPERB SEMI-DETACHED HOME
- FABULOUS MODERN KITCHEN & BATHROOM
- AMPLE OFF-STREET PARKING
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC: 'C'
- THREE BEDROOMS
- ATTACHED UTILITY ROOM/STORE
- CLOSE PROXIMITY TO TOWN CENTRE & MAIN ROADS
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN WITH LARGE MULTI-PURPOSE CABIN
- EXCELLENT CONDITION!

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

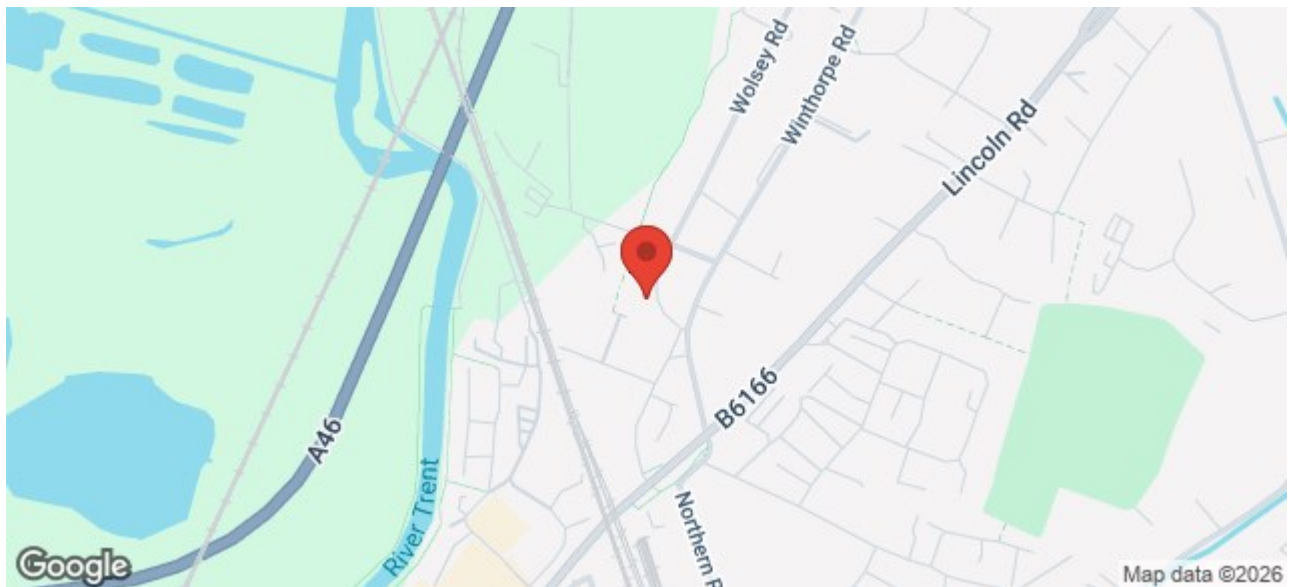
EPC: Energy Performance Rating: 'C' 73)

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.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	79
England & Wales	EU Directive 2002/91/EC	

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