



OLIVER REILLY



Depot Yard, Newark

Asking Price: £155,000

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

Nestled in the heart of Newark Town Centre, in an undetected yet fantastically convenient position, this charming end terrace house offers a unique opportunity for those seeking a stylish and modern living space. With one well-proportioned bedroom and a thoughtfully designed OPEN-PLAN LIVING/DINING KITCHEN SPACE. This property is perfect for individuals or couples looking for a comfortable home.

The sleek modern design of the house is complemented by new uPVC double glazing, ensuring energy efficiency and a peaceful atmosphere. The property is situated in a conservation area, adding to its appeal and contemporary character. The low-maintenance courtyard garden provides a delightful outdoor space, ideal for enjoying a morning coffee or unwinding after a long day.

Convenience is key, as this home comes with parking for one vehicle, a rare find in such a central location. Residents will appreciate being just a stone's throw away from the vibrant town centre, where a variety of shops, cafes, and amenities await.

This one-of-a-kind property is not just a house; it is a perfect blend of modern living and historical charm, making it an excellent choice for anyone looking to embrace the best of Newark. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to impress. Don't miss the chance to make it yours!

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£155,000



- TOWN CENTRE END TERRACE HOME
- TASTEFULLY MODERNISED THROUGHOUT
- CHARMING ENCLOSED COURTYARD GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'
- ONE DOUBLE BEDROOMS
- LARGE OPEN-PLAN LIVING SPACE
- ATTACHED EXTERNAL STORE/WORKSHOP
- SURROUNDED BY AMENITIES & TRANSPORT LINKS
- STYLISH FITTED KITCHEN & SUPERB FIRST FLOOR BATHROOM
- ALLOCATED PARKING SPACE

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.

EPC: Energy Performance Rating: 'C' (69)

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 Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

Draft Details-Awaiting Approval:

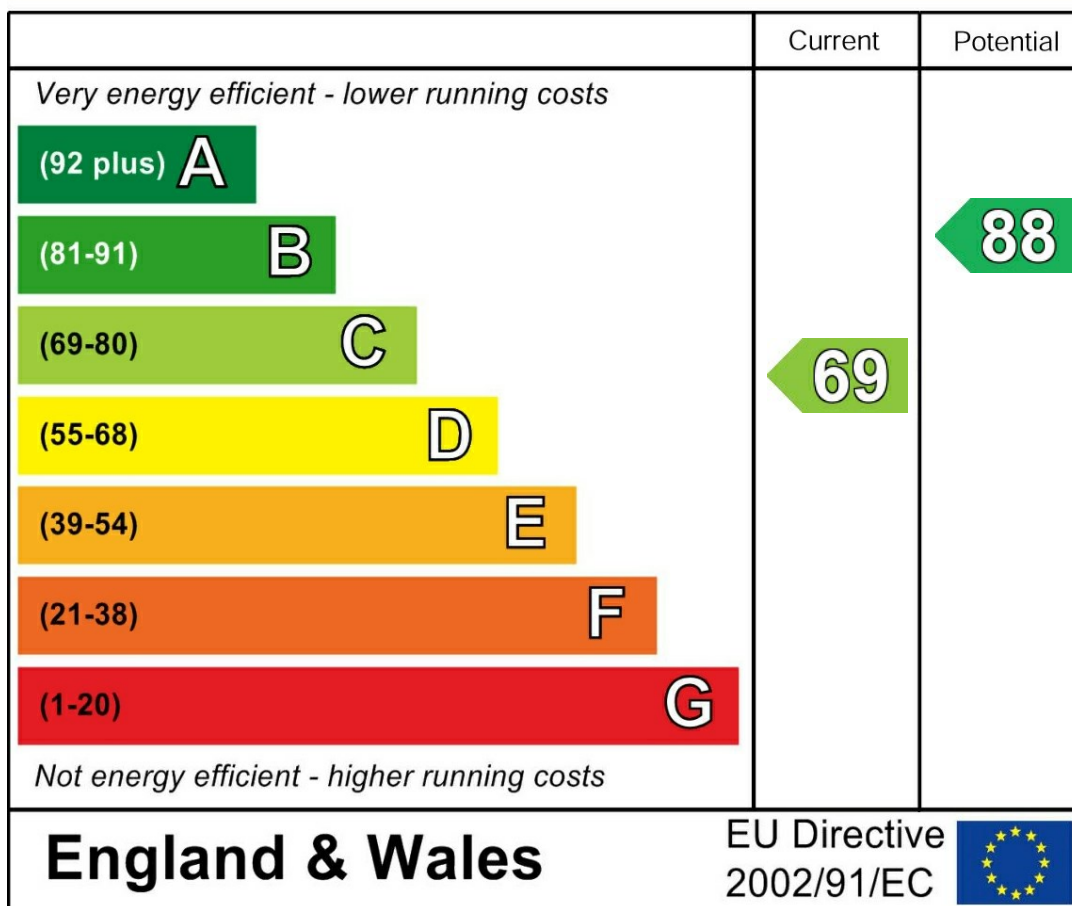
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property.

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



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.