
Pollard Close, Newark
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OLIVER REILLY


OCTOBER

Pollard Close, Newark

Guide Price £85,000
50% SHARED OWNERSHIP

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- LOVELY & CONVENIENT CUL-DE-SAC POSITION
- GENEROUS DUAL-ASPECT LIVING ROOM & DINING KITCHEN
- WELL-APPOINTED & FULLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- SPACIOUS SEMI-DETACHED HOME
- TWO DUAL-ASPECT DOUBLE BEDROOMS
- GROUND FLOOR W.C & FAMILY BATHROOM
- TWO SIDE-BY-SIDE PARKING SPACES TO THE REAR
- EARLY VIEWING ADVISED! Tenure: Leasehold. EPC 'B'

** 50% SHARED OWNERSHIP**

A SUPERBLY SPACIOUS, CONTEMPORARY SEMI-DETACHED HOME! Occupying an enviable position within a desirable modern cul-de-sac, enjoying a peaceful yet convenient setting, within easy reach of the town centre and a wide range of local amenities.

Constructed in 2020, this beautifully presented home offers an exciting opportunity to step onto the property ladder through a 50% SHARED OWNERSHIP SCHEME with the option to purchase additional shares, if desired.

Boasting a deceptively spacious and thoughtfully designed layout, extending to almost 800 sq/ft the accommodation perfectly combines contemporary style with everyday practicality.

The ground floor welcomes you with an inviting entrance hallway, a convenient W.C. and a GENEROUS DUAL-ASPECT LIVING ROOM. Equally impressive is the spacious dual-aspect dining kitchen, with French doors opening directly onto the delightful rear garden.

The first floor continues to impress, showcasing TWO EXCELLENT DUAL-ASPECT DOUBLE BEDROOMS, both benefiting from fitted wardrobes/useful storage facilities. The second bedroom is particularly noteworthy for its extensive FITTED WARDROBES, making it an exceptionally versatile space, along with A STYLISH FAMILY BATHROOM.

Externally, the property is pleasantly tucked away within the cul-de-sac and benefits from TWO SIDE-BY-SIDE PARKING SPACES. To the rear, the attractive and well-appointed garden offers a wonderful outdoor retreat, with ample space for family enjoyment and multiple paved seating areas, perfect for relaxing and entertaining.

Further benefits include uPVC double glazing, gas central heating, and an impressive EPC rating of B.

This truly is A FANTASTIC HOME WITH SPACE TO GROW! Whether you're taking your first step onto the property ladder or searching for a low-maintenance home, this is sure to tick all the right boxes!

MOVE STRAIGHT IN, UNPACK AND ENJOY! Opportunities like this are few & far between. Early viewing is STRONGLY recommended!







ENTRANCE HALL: 9'4 x 6'6 (2.84m x 1.98m)

GROUND FLOOR W.C: 4'7 x 3'5 (1.40m x 1.04m)

DUAL-ASPECT DINING KITCHEN: 15'3 x 9'3 (4.65m x 2.82m)

DUAL-ASPECT LIVING ROOM: 15'4 x 10'1 (4.67m x 3.07m)
Max measurements provided.

FIRST FLOOR LANDING: 6'6 x 3'3 (1.98m x 0.99m)
With loft hatch access point- Providing a pull-down ladder with boarding for storage.

DUAL-ASPECT MASTER BEDROOM: 15'4 x 10'1 (4.67m x 3.07m)
Max measurements provided.

BEDROOM TWO WITH FITTED WARDROBES: 13'5 x 9'3 (4.09m x 2.82m)
Max measurements provided up to fitted wardrobes.

STYLISH FAMILY BATHROOM: 6'5 x 5'7 (1.96m x 1.70m)



EXTERNALLY:

This attractive, modern semi-detached home enjoys a pleasantly tucked-away position within a quiet and convenient residential cul-de-sac, approached via a shared tarmac driveway leading to TWO SIDE-BY-SIDE OFF-STREET PARKING SPACES, complemented by attractive walled boundaries.

The welcoming front aspect features a small paved pathway leading to the entrance door, complete with an external wall light and protective storm canopy above. There is also convenient access to the concealed gas/electricity meters. The neatly maintained front garden is predominantly laid to lawn, enhanced by partial gravelled borders and established mature hedging, creating an attractive and inviting first impression.

A secure timber pedestrian gate from the driveway provides access into the DELIGHTFUL, WELL-APPOINTED REAR GARDEN, which has been thoughtfully arranged with MINIMAL MAINTENANCE AND MAXIMUM ENJOYMENT IN MIND! Predominantly laid to lawn, this charming outdoor space offers plenty of room for relaxation, family activities and entertaining. Enhanced by TWO PAVED SEATING AREAS. Further features include an external wall light, provision for a garden shed and predominantly walled boundaries, complemented by partial timber fencing to the side and rear, creating an attractive and enclosed outdoor setting.

Approximate Size: 790 Square Ft.

Measurements are approximate and for guidance only.

Services:

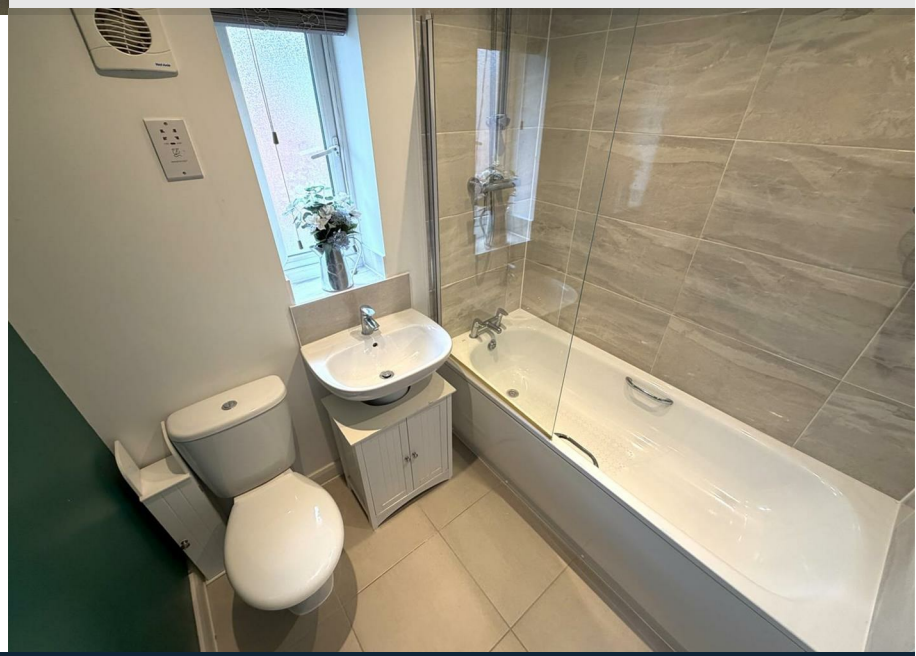
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'VAILLANT' boiler and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Leasehold.

Sold with vacant possession on completion.

Lease Information:

Length of lease: 125 Year lease from 1st January 2020
Remaining Years on the lease: 118 Years.
Current Rent £233.39 a month. Based on ownership at 50%. Payable to the Nottingham Community Housing association (NCHA).
Current Service Charge: £58.17 a month. This includes buildings insurance.
You can purchase up to 100% full ownership for this property, with a maximum loan to value available at 95%.
All of the above information has been provided by the vendor and has not been verified by the agent.



What is Shared Ownership?

Shared ownership is a part-buy scheme, designed to help people who cannot afford to buy a home on the open market. The scheme offers you the opportunity to buy a property in stages from Platform Housing gradually. It is possible to purchase further shares as they become affordable, and progress to full ownership. There is no obligation to increase your share. You can sell your share on at any time. How does Shared Ownership Work? * You purchase the share of the property with a mortgage or cash sum; * You pay a service charge to NCHA.

Nottingham Community Housing Group:

Any prospective purchaser will need to complete an application form and be approved by Help to Buy Midlands and NCHA before the sale can be finalised.
Please visit: https://www.ncha.org.uk/ for further information please speak to the agent.

Local Authority:

Newark & Sherwood District Council.

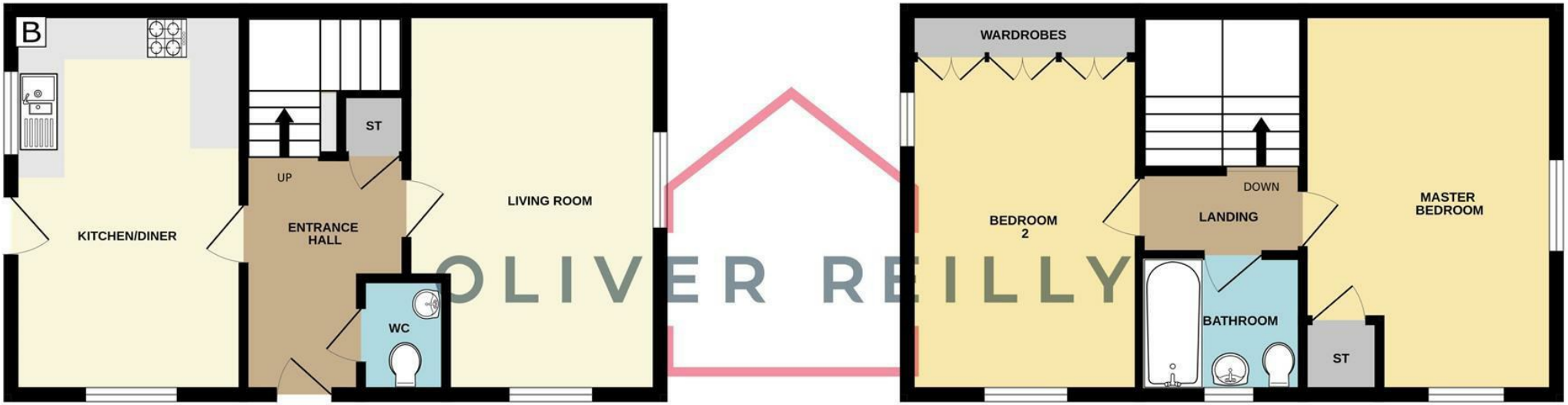
Council Tax: Band 'A'

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, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

GROUND FLOOR

1ST FLOOR



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Local Information & Amenities:

This property is conveniently located within close proximity and potential walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the 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 marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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.

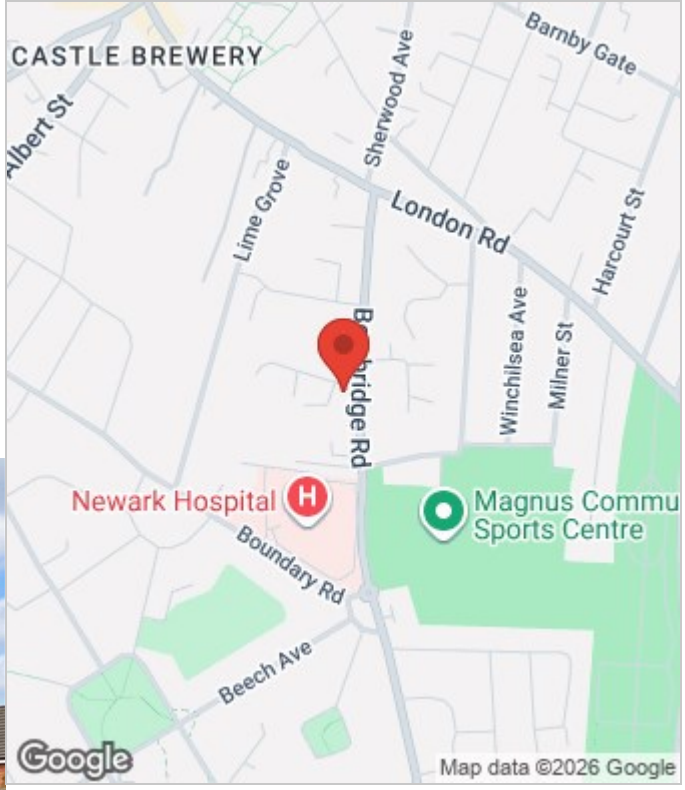
Money Laundering Regulations:

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		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	

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