

Bescar Lane, Newark, NG22

£220,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

THREE BEDROOMSSPACIOUS & MODERN***INTEGRAL GARAGE***NO UPWARD CHAIN We are delighted to offer for sale with NO UPWARD CHAIN this well present modern detached bungalow, ideal for those looking to downsize with no work needing to be done. The property is located on the outskirts of t

Key features:

- modern throughout
- easy access to A614 & A616
- close to local amenities
- catchment area for St Joseph's school
- Catchment for Forest View Academy
- integral garage
- no upward chain

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1830.85 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



THREE BEDROOMSSPACIOUS & MODERN***INTEGRAL GARAGE***NO UPWARD CHAIN***SOUGH AFTER LOCATION***

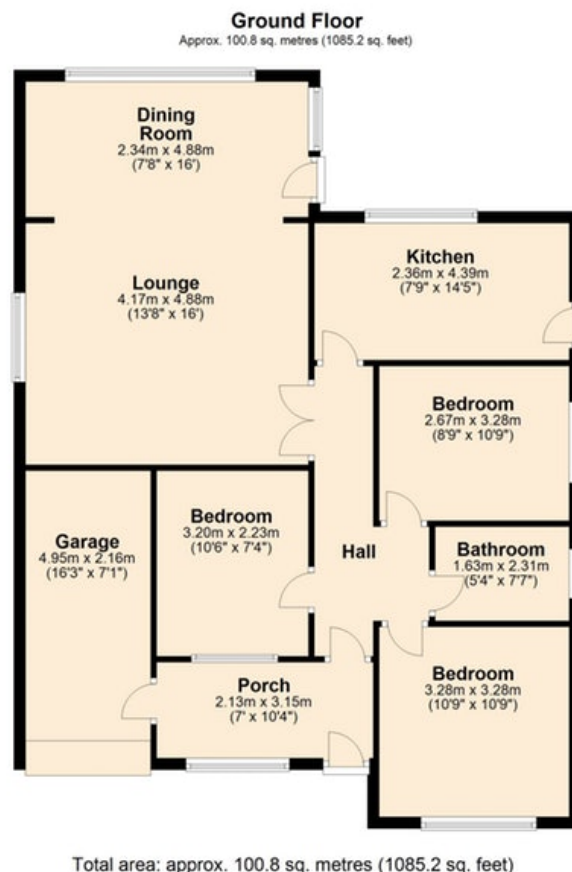
We are delighted to offer for sale with NO UPWARD CHAIN this well present modern detached bungalow, ideal for those looking for a property with no work to do.

The property is located on the outskirts of the town offering easy acces to local amenities, schools and A roads.

The property comprise of entrance porch, spacious lounge with dining area, modern kitchen, three bedrooms two of which are double in size and a stylish family bathroom. To the rear there is a generous low maintenance enclosed garden with patio area. There is ample parking to the front with drive way for two cars and integral garage.

Early viewing is essential to avoid missing out on this stunning home!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

29, Bescar Lane, Ollerton, NEWARK, NG22 9BS

Dwelling type: Detached bungalow	Reference number: 9118-0085-7269-4493-5954
Date of assessment: 19 January 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 January 2017	Total floor area: 82 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,195
Over 3 years you could save	£ 867

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 50px; margin: 0 auto;"> You could save £ 867 over 3 years </div>
Heating	£ 2,514 over 3 years	£ 1,923 over 3 years	
Hot Water	£ 456 over 3 years	£ 225 over 3 years	
Totals	£ 3,195	£ 2,328	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

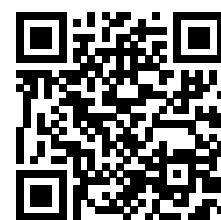
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 357
2 Low energy lighting for all fixed outlets	£10	£ 36
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 114

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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