



OLIVER REILLY
PROPERTY EXPERTS
FOR SALE
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Park Crescent, Newark

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OLIVER REILLY



Park Crescent, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO TOWN
- GF W.C & FIRST FLOOR SHOWER ROOM
- GATED DRIVEWAY & DETACHED GARAGE
- MODERNISATION REQUIRED. SCOPE TO ADD VALUE
- THREE GENEROUS BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY ROOM
- WELL-APPOINTED GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

Asking Price: £170,000



ENTRANCE HALL: 7'9 x 5'10 (2.36m x 1.78m)

Accessed via a secure uPVC front entrance door. Providing exposed original flooring. Stairs rising to the first floor, with a uPVC double glazed window to the front elevation. A ceiling light fitting and access into the dining room.

DINING ROOM: 14'4 x 10'10 (4.37m x 3.30m)

A VERY GENEROUS RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, wall-mounted gas fire, uPVC double glazed window French doors opening out into the sizeable garden. Access into the kitchen and an attractive open-archway, leading through to the lounge.

BAY-FRONTED LOUNGE: 11'5 x 10'10 (3.48m x 3.30m)

An equally GENEROUS reception room. Providing carpeted flooring, a feature walk-in bay window with uPVC double glazed windows to the front elevation. Exposed brick fireplace with freestanding electric flame effect fire and raised stone hearth with wooden mantle. Ceiling light fitting. Max measurements provided into bay-window.

KITCHEN: 10'9 x 7'9 (3.28m x 2.36m)

Providing tiled flooring. A range of fitted wall and base units with laminate toll-top work surfaces over and walled tiled splash-backs. Inset stainless steel sink. Integrated 'BUSH' electric oven with four ring hob over and extractor fan above. Provision for an under counter fridge and dishwasher. uPVC double glazed window to the side and rear elevation. Wall mounted 'GLOW-WORM' combination boiler, with wall mounted central heating thermostat. Ceiling light fitting. Useful fitted storage cupboard with further low-level under stairs cupboard. Access into the ground floor W.C and utility room.

UTILITY ROOM: 7'5 x 5'6 (2.26m x 1.68m)

Accessed via a wooden part obscure external door. Of brick construction with a raised pantile roof. Providing vinyl flooring, a wall mounted light fitting. Wooden double glazed window to the right side and rear elevation. An external left side door gives access into the rear garden.

GROUND FLOOR W.C: 7'9 x 2'7 (2.36m x 0.79m)

Providing vinyl flooring, a low-level W.C, ceiling light fitting, extractor fan and uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING: 14'6 x 2'10 (4.42m x 0.86m)

With exposed wooden floorboards. A ceiling light fitting, loft hatch access point, smoke detector and uPVC double glazed window to the side elevation. Access into the shower room, separate W.C and all three bedrooms.

MASTER BEDROOM: 11'2 x 10'10 (3.40m x 3.30m)

A generous DOUBLE BEDROOM. Providing modern grey carpeted flooring, a ceiling light fitting, extensive fitted wardrobes with sliding doors. uPVC double glazed window to the rear elevation, overlooking the rear garden. Max measurements provided.

BEDROOM TWO: 10'10 x 9'10 (3.30m x 3.00m)

A further DOUBLE BEDROOM. Located at the front of the property. With exposed floorboards, a ceiling light fitting and low-level uPVC double glazed window to the front elevation.

STEP INSIDE & MAKE YOUR MARK...!!

Welcome to Park Crescent. A delightfully spacious, enticing and highly regarded semi-detached home. FILLED TO THE BRIM WITH POTENTIAL for you to inject your own ideas and personality from the moment you step inside. This established family home is pleasantly positioned within ease of access of Newark Town Centre, the A1 and A46. The property has been partially extended to the rear, with GREAT POTENTIAL for a further extension. If required. Subject to relevant approvals. The Internal accommodation is well-proportioned. Ready and waiting to be cosmetically enhanced. The layout comprises: Entrance hall, large dining room, with open-archway into a bay-fronted lounge, a separate kitchen, utility room and ground floor W.C. The first floor landing leads into a modern shower room, with separate W.C and THREE GENEROUS BEDROOMS. The master bedrooms boasts extensive fitted wardrobes. Externally, you'll be pleasantly surprised by the copious enclosed rear garden, with paved patio. The front aspect welcomes a double gated driveway, allowing AMPLE OFF-STREET PARKING. With access into a detached single garage, with power and lighting. Further benefits of this substantial residential home include majority uPVC double glazing throughout and gas central heating, via a modern combination boiler. Marketed with NO ONWARD CHAIN!



**BEDROOM THREE:**

7'10 x 7'7 (2.39m x 2.31m)

A large single bedroom. With exposed floorboards, ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the rear garden.

FIRST FLOOR W.C:

7'10 x 2'7 (2.39m x 0.79m)

With vinyl flooring. A low-level W.C with partial walled tiled splash backs. uPVC double glazed window to the side elevation and a ceiling light fitting.

SHOWER ROOM:

7'9 x 5'0 (2.36m x 1.52m)

Of contemporary design. Providing tiled flooring. A large walk-in double shower with mains shower facility. Ceramic wash hand basin with chrome mixer tap inset to an integrated vanity storage unit. Chrome heated towel rail. Modern floor to ceiling tiled splash-backs. Ceiling light fitting and an airing cupboard with sufficient storage space. uPVC double glazed window to the front elevation.

DETACHED GARAGE:

16'0 x 8'1 (4.88m x 2.46m)

Of sectional concrete construction with a pitched roof. Providing large timber double garage doors and a separate right sided wooden personnel door. Opening into the garden. Providing power and lighting.

EXTERNALLY:

The property stands on a generous plot. The front aspect provides dropped kerb vehicular access via a double wooden gated driveway. Providing ample off-street parking, leading down the detached garage, with an outside light and tap. There are fenced side boundaries and a low-level walled front boundary. A secure timber side access gate leads into the well-appointed rear garden. There is an extensive paved patio, directly from the French doors in the dining room. The garden is laid to lawn with a range of established bushes. There is a garden shed and fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'GLOW-WORM' combination boiler and majority uPVC double glazing throughout. This excludes the two wooden windows in the utility room. 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.

Approximate Size: 887 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D'****Local Information & Amenities:**

This property is conveniently located in a highly sought-after residential location, within close proximity and walking distance into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 a 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:

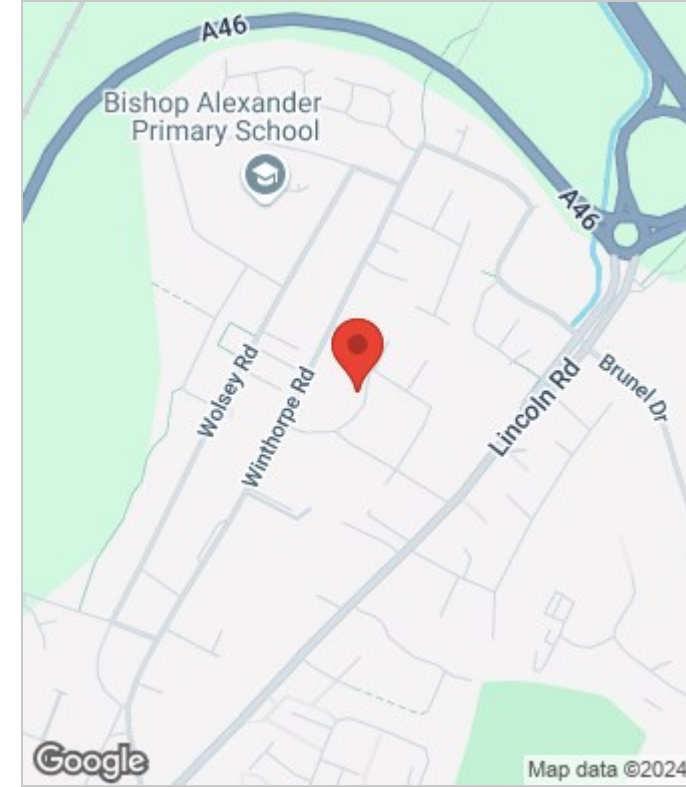
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	