



Albert Street, Newark

3 1 2 4 E

OLIVER REILLY



# Albert Street, Newark

- SPACIOUS SEMI-DETACHED HOME
- WALKING DISTANCE TO TOWN CENTRE
- TWO LARGE RECEPTION ROOMS
- GENEROUS FIRST FLOOR BATHROOM
- ON ROAD PARKING AVAILABLE
- THREE BEDROOMS & ATTIC ROOM
- BEAUTIFUL PERIOD FEATURES
- MODERN KITCHEN WITH SCOPE TO EXTEND (STPP)
- PRIVATE GARDEN & NEW ROOF
- NO CHAIN! Tenure: Freehold EPC 'E'

## BOASTING INSTANT KERB APPEAL!

Say hello to this charming, attractive and alluring SEMI-DETACHED period home. Perfectly positioned within comfortable walking distance to the Town Centre. Set among a range of excellent local amenities and transport links. Including a fast track link to LONDON KINGS CROSS STATION via Newark North Gate train station. This eye-catching character home enjoys and instantaneously warm and welcoming feeling, with retained original features AND A BRAND NEW ROOF. Poised and ready for you to make your own mark! The property promotes a hugely deceptive internal layout. Comprising: Inviting entrance hall, a bay-fronted lounge with a functional open-fire, separate dining room with an additional original cast-iron fireplace. Leading through to a well-appointed modern kitchen. Hosting a range of integrated appliances. The generous first floor landing offers extensive storage cupboards, a large bathroom and three bedrooms. The master bedrooms provides two double fitted wardrobes. A stunning cast iron spiral staircase leads up to a generous converted attic space, with Velux roof-light and invaluable eaves storage space. Externally, the property enjoys a sizeable, fully enclosed, private rear garden, with NO SHARED ACCESS across the properties boundary. Further benefits of this picture-perfect period property include uPVC double glazing throughout and gas central heating. FALL IN LOVE with the fantastic internal features, excellent living space and exciting scope available. Marketed with NO ONWARD CHAIN!



Asking Price: £220,000



### ENTRANCE HALL: 16'3 x 3'10 (4.95m x 1.17m)

Accessed via a complementary solid hard wood front entrance door. Providing lovely tiled flooring, carpeted stairs with an open-spindle balustrade rising to the first floor, a ceiling light fitting, double panel radiator, telephone point and fitting cupboard, housing the electrical RCD consumer unit and electricity meter. Access into both reception rooms.

### BAY-FRONTED LOUNGE: 14'10 x 12'3 (4.52m x 3.73m)

A LOVELY AND GENEROUS RECEPTION ROOM. Enjoying exposed wooden flooring, a central ceiling rose with ceiling light fitting, single panel radiator, TV point and a beautiful exposed cast iron fireplace, with a functional open-fire, a raised marble hearth and decorate wooden surround. Feature walk-in bay-window with uPVC double glazed windows to the front elevation. Max measurements provided.

### DINING ROOM: 13'1 x 12'10 (3.99m x 3.91m)

An equally TASTEFUL AND SPACIOUS reception room. Providing exposed wooden flooring, a ceiling light fitting, single panel radiator and a delightful exposed cast-iron fire place with a tiled hearth. uPVC double glazed window to the rear elevation. Access into the kitchen. Max measurements provided.

### KITCHEN: 14'3 x 8'10 (4.34m x 2.69m)

Very well-proportioned. Providing tiled flooring. The modern white high-gloss fitted kitchen hosts a range of wall and base units with oak flat-edge work surfaces over and partial white brick effect tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer. Integrated medium height electric oven, separate 'STOVES' five ring induction hob with 'HOTPOINT' stainless steel extractor hood over. Integrated dishwasher, washing machine and fridge freezer. Recessed ceiling spotlights. Double doors lead into the under stairs storage cupboard. uPVC double glazed window to the side elevation. Obscure uPVC double glazed side external door and solid woof French doors, both give access into the garden.

### FIRST FLOOR LANDING: 19'7 x 5'7 (5.97m x 1.70m)

Of excellent proportions. With carpeted flooring, an open spindle balustrade, superb cast-iron spiral staircase, leading to the attic room. The landing has a ceiling light fitting, a single panel radiator, picture rails, end-to-end fitted storage cupboards. Access into the bathroom, separate W.C and all three bedrooms. Max measurements provided.

### MASTER BEDROOM: 13'1 x 10'9 (3.99m x 3.28m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, picture rails, a double panel radiator, two double fitted wardrobes and a uPVC double glazed window to the rear elevation. Looking over the garden.

### BEDROOM TWO: 12'3 x 10'9 (3.73m x 3.28m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, picture rails, a large low-level double panel radiator and uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM THREE: 9'1 x 7'2 (2.77m x 2.18m)

A well-proportioned bedroom. Located at the front of the house. Providing carpeted flooring, a single panel radiator, telephone point, and ceiling light fitting. uPVC double glazed window to the front elevation.



**FIRST FLOOR W.C:**

3'2 x 2'8 (0.97m x 0.81m)

With exposed wooden flooring. A low-level W.C, ceiling light fitting and access to the 'BAXI' boiler.

**LARGE BATHROOM:**

11'4 x 8'9 (3.45m x 2.67m)

Located to the rear of the property. Providing carpeted flooring. A large corner fitted bath with chrome mixer tap, electric shower facility and panelled walled splash back. Pedestal wash hand basin. Two large fitted storage cupboards. Single panel radiator, extractor fan and obscure uPVC double glazed window to the rear elevation.

**ATTIC ROOM:**

15'0 x 11'6 (4.57m x 3.51m)

A FANTASTIC AND GENEROUS SPACE. Providing carpeted flooring, a ceiling light fitting, dual-sided eaves storage cupboards, an electric storage heater and Velux roof light to the rear elevation.

**EXTERNALLY:**

The front aspects hosts a low-level wrought-iron gated entrance, with concrete pathway, leading to the front entrance door. The front garden is established, yet manageable, with established bushes, access to the concealed gas meter and a low-level walled front boundary. The well-appointed and FULLY ENCLOSED rear garden is predominantly laid to lawn with a large block-paved seating area. There are an array of established planted borders, with mature shrubs and bushes. There is provision for a garden shed, a double external power point, two outside lights and a security light. There are fully fenced side and rear boundaries. A right sided personnel access gate gives a right of way over a neighbouring property. Please note there is NO SHARED ACCESS across this properties garden/ boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the French doors in the kitchen.

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.**

**Approximate Size: 1,337 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'E'**

**Local Information & Amenities:**

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train 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:**

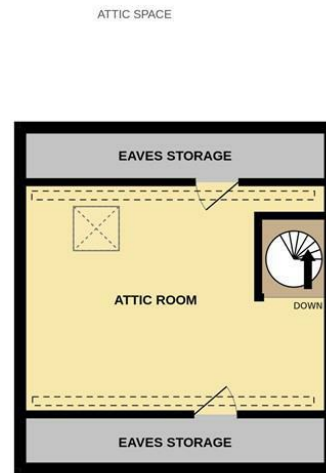
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

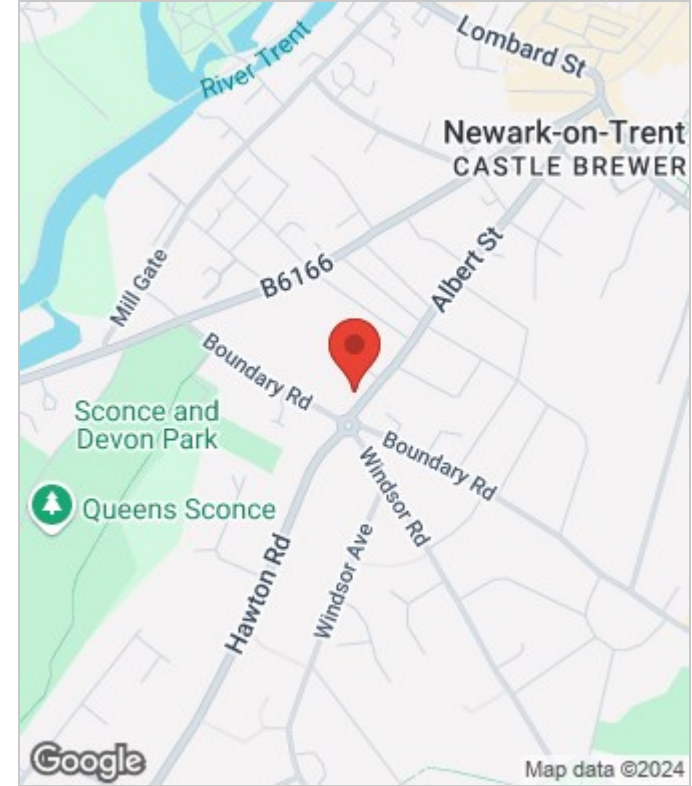
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC