



Newton Street, Newark

 3  1  2  E


OLIVER REILLY



Newton Street, Newark

Offers in excess of £135,000

- SPACIOUS TERRACE HOME
- POPULAR LOCATION, CLOSE TO TOWN
- MODERNISATION REQUIRED
- SCOPE TO ADD VALUE & IMPROVE
- Majority uPVC Double Glazing
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED LOW-MAINTENANCE GARDEN
- NO ONWARD CHAIN
- Tenure: Freehold EPC 'E'

ONE TO MAKE YOUR OWN MARK ON!

Here we have a spacious mid-terrace home. Positioned on a sought-after street, within comfortable walking distance to Newark Town Centre. There is no doubt this house boasts an instantaneous homely feel, the moment you step through the door. Having been well-maintained for many years, the property is PRIMED AND READY for a full modernisation scheme. Presenting the PERFECT OPPORTUNITY for any buyer to make their own mark, inside and out. The generous internal layout comprises: Entrance hall, lounge, separate dining room, fitted kitchen, ground floor shower room and a separate W.C. The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS. Externally, the property benefits from a charming, fully enclosed low-maintenance rear garden. Further benefits include uPVC double glazing throughout. This excludes a window in the ground floor W.C. There is NO central heating installed at the property. YOUR NEW START AWAITS... Perfectly poised with PURE POTENTIAL. Ready for you to add your own stamp! Marketed with NO ONWARD CHAIN!!



ENTRANCE HALL: 31 x 2'8 (0.94m x 0.81m)

Accessed via a secure uPVC entrance door. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting and smoke alarm. Access into both reception rooms.

LOUNGE: 11'11 x 11'2 (3.63m x 3.40m)

With carpeted flooring, a ceiling rose with light fitting, telephone point, electric fire with low-level wooden surround. uPVC double glazed windows to the front elevation.

DINING ROOM: 12'4 x 12'0 (3.76m x 3.66m)

A further reception room, with carpeted flooring, ceiling light fitting, smoke alarm, TV point, feature fireplace housing an inset gas fire with wooden surround. Walk-in under stairs storage cupboard houses the electrical RCD consumer unit and electricity meter. Providing shelving and a ceiling light fitting. uPVC double glazed window to the rear elevation. Access into the kitchen.

KITCHEN: 9'10 x 6'10 (3.00m x 2.08m)

With tiled flooring. Providing fitted wall and base units with work surfaces over, medium height tiled splash backs, a stainless steel sink with drainer. Freestanding electric cooker with four ring gas hob. Provision for a freestanding fridge freezer and plumbing/ provision for an under counter washing machine. Ceiling strip-light and wall-mounted pull-cord heater. uPVC double glazed window to the side elevation. A uPVC double side external door leads into the garden. An internal sliding door leads into the ground floor shower room.

GROUND FLOOR SHOWER ROOM: 8'3 x 4'6 (2.51m x 1.37m)

With vinyl flooring. A double fitted shower cubicle with electric shower facility and floor to ceiling wall tiled splash backs. Ceramic bowl wash hand basin with chrome taps, inset to a fitted storage unit. Fitted airing cupboard houses the hot water cylinder. Wall-mounted pull-cord electric heater. Floor to ceiling tiled splash backs. Ceiling light fitting and an obscure uPVC double glazed window to the side elevation. Access into the separate W.C. Max measurements provided.

SEPARATE W.C.: 5'10 x 2'7 (1.78m x 0.79m)

With vinyl flooring. A low-level W.C and floor to ceiling tiled splash backs. Ceiling light fitting and an obscure wooden window to the rear elevation.

FIRST FLOOR LANDING: 7'7 x 5'3 (2.31m x 1.60m)

With carpeted flooring, an open-spindle balustrade and handrail. Ceiling light fitting, smoke alarm and access into all three bedrooms.



**MASTER BEDROOM:**

12'4 x 12'1 (3.76m x 3.68m)

A GENEROUS DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, telephone point, fitted over-stairs storage cupboard with loft hatch access point and a uPVC double glazed window to the rear elevation.

BEDROOM TWO:

12'7 x 7'7 (3.84m x 2.31m)

A further WELL-APPOINTED BEDROOM. Providing carpeted flooring, a ceiling light fitting and a uPVC double glazed window to the front elevation.

BEDROOM THREE:

8'8 x 7'7 (2.64m x 2.31m)

Providing carpeted flooring, a ceiling light fitting and a uPVC double glazed window to the front elevation.

EXTERNALLY:

The front aspect provides a shared concrete pathway, leading to the side entrance door. There is a low-maintenance frontage, with low-level wrought-iron gate, which is paved. Giving access to the concealed gas meter, with a low-level walled front and side boundary. The well-appointed and FULLY ENCLOSED low-maintenance rear garden is of general hardstanding. Predominantly paved, with a central concrete pathway and partial planted borders. There are two garden shed. A timber access gate from the shared pathway providing external access PLEASE NOTE: There is NO SHARED ACCESS across the properties garden. There is an outside tap and fully fenced side boundaries, with a walled rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also has no central heating and provides uPVC double glazing throughout. This excludes the obscure wooden window in the separate W.C.

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: 781 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: 'E' (47)

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. 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 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, 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.

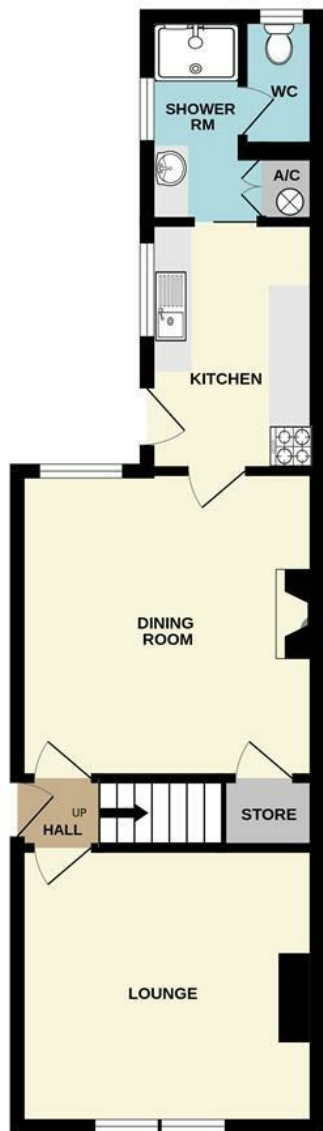
Draft Details-Awaiting Approval:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

