



Vernon Street, Newark

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 OLIVER REILLY







# Vernon Street, Newark

- WONDERFUL TERRACE HOME
- TWO RECEPTION ROOMS
- CLOSE TO MAIN ROAD LINKS & AMENITIES
- WELL-APPOINTED PRIVATE GARDEN
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE WELL-PROPORTIONED BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- CONTEMPORARY KITCHEN & GF BATHROOM
- EXCEPTIONAL PRESENTATION THROUGHOUT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'b'

THIS LOVED HOME IS A REAL TREAT...!

We are pleased to present this truly delightful three bedroom terrace home. Conveniently situated within walking distance to the Town Centre. Surrounded by a vast array of excellent local amenities. This highly regarded home is a REAL HEAD TURNER. Having been beautifully maintained. Boasting a stylish internal design. Enhanced by a spacious and versatile layout. The property's accommodation comprises: Lovely lounge, inner hall, a generous dining room, modern fitted kitchen, rear lobby with large fitted storage cupboard and an eye-catching contemporary bathroom. The first floor provides THREE WELL-PROPORTIONED BEDROOMS. Two of which are enhanced by extensive fitted wardrobes. Externally, the positive features don't stop there..! The well-appointed and beautifully maintained rear garden is highly private. Enjoying a paved seating area and access into an integrated external store. Which houses the boiler. Please note: There is shared access across the properties rear garden, via a pathway. This could be further enhanced with the installment of gates. To ensure it remains fully enclosed. Further benefits of this striking modern BEAUTY include uPVC double glazing throughout and gas fired central heating. This charming, quaint and IMPECCABLY PRESENTED home is easy on the eye. Lending itself as an ideal first time home. Step inside and gain a full sense of appreciation, for yourself.

Offers in excess of £160,000



## LOUNGE: 11'10 x 11'8 (3.61m x 3.56m)

A lovely reception room. Accessed via a composite front entrance door. Providing complementary laminate flooring, a ceiling light fitting, picture rails, double panel radiator, TV point, fitted storage cupboard housing the electrical RCD consumer unit and a central feature fireplace. Housing an inset gas fire with a raised hearth and decorative surround. uPVC double glazed window to the front elevation. Access into the inner hall, through to the dining room.

## INNER HALL: 2'10 x 2'9 (0.86m x 0.84m)

With laminate flooring, a ceiling light fitting, stairs rising to the first floor, a smoke alarm and carbon monoxide alarm. Access into the dining room.

## DINING ROOM: 11'10 x 11'9 (3.61m x 3.58m)

A Delightfully sizeable reception room. Providing laminate flooring, a ceiling light fitting, picture rails, a double panel radiator, full height storage cupboard with double doors and a walk-in under stairs storage cupboard. uPVC double glazed window to the rear elevation. Access through to the kitchen.

## KITCHEN: 9'5 x 6'7 (2.87m x 2.01m)

Of modern design. Providing tiled flooring. The fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and mosaic-style tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over and stainless steel extractor hood above. Provision for a freestanding fridge freezer and plumbing/ provision for an under-counter washing machine. Ceiling light fitting, uPVC double glazed window to the side elevation and open-access into the rear lobby.

## REAR LOBBY: 4'8 x 3'5 (1.42m x 1.04m)

With continuation of the tiled flooring. A large fitted storage cupboard. Ceiling light fitting and obscure uPVC double glazed side external door. Giving access into the garden. Internal access into the ground floor W.C.

## GROUND FLOOR BATHROOM: 7'4 x 6'3 (2.24m x 1.91m)

Of stylish contemporary design. Providing tiled flooring. A wooden panelled bath with chrome mixer tap, over-head shower facility, floor to ceiling modern wall tiled splash backs and wall mounted clear glass shower screen. A low-level W.C, ceramic wash hand basin with chrome mixer tap. Inset to an extensive under-counter vanity storage unit, with wood-effect roll-top work surfaces over and medium height wall tiling. Double panel radiator, ceiling light fitting, extractor fan and obscure uPVC double glazed window to the side elevation. Max measurements provided.

## FIRST FLOOR LANDING: 3'11 x 2'9 (1.19m x 0.84m)

With carpeted flooring, a ceiling light fitting and smoke alarm. Access into Two DOUBLE bedrooms.







**MASTER BEDROOM:**

12'1 x 11'10 (3.68m x 3.61m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, picture rails, double panel radiator, retained wrought-iron fire place and extensive high-level fitted wardrobes. uPVC double glazed window to the rear elevation. Access into the third bedroom.

**BEDROOM TWO:**

11'10 x 11'8 (3.61m x 3.56m)

An ADDITIONAL DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, retained wrought-iron fire place, high-level double fitted wardrobes and an over-stairs storage cupboard, with clothes hanging facilities and loft hatch access point. uPVC double glazed window to the front elevation.

**BEDROOM THREE:**

13'4 x 6'7 (4.06m x 2.01m)

A deceptive and well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the garden.

**INTEGRAL EXTERNAL STORE:**

3'8 x 3'6 (1.12m x 1.07m)

Providing external storage and power. Giving access to the 'BAXI' gas fired boiler.

**EXTERNALLY:**

The rear garden is well-appointed, beautifully maintained and highly private. Predominantly laid to lawn, with complementary planted borders. A concrete pathway leads to the bottom of the garden, with a tree-lined rear boundary. Ensuring a strong-degree of privacy. There is an extensive paved seating area and provision for a garden shed. PLEASE NOTE: There is shared access across the rear garden from two neighbouring homes, via a shared pathway. This property has right of access over one neighbouring home, leading to a shared passageway, with an external security light. The garden has two outside taps, access into the integrated external store and fenced side boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

**Approximate Size: 822 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: 'tbc'- On Order**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, within walking distance to 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.





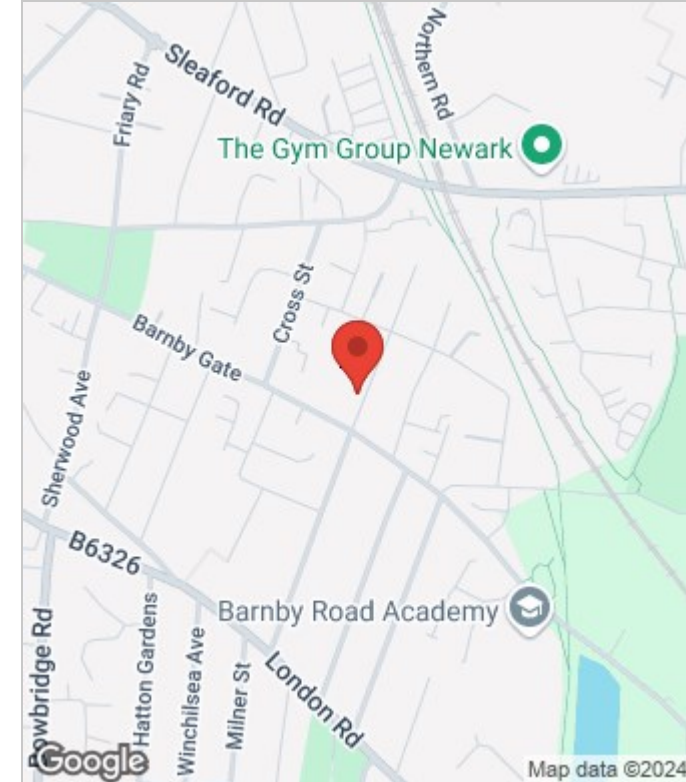




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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

