



Belvoir Crescent, Newark

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 OLIVER REILLY



Belvoir Crescent, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- GENEROUS CORNER PLOT POSITION
- FRONT, SIDE & REAR GARDENS
- uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- DETACHED GARAGE & GATED DRIVEWAY
- MODERNISATION REQUIRED
- NO CHAIN! Tenure: Freehold. EPC 'D' (63)

Guide Price: £140,000 - £150,000. ONE TO MAKE YOUR OWN...!

Here we have an excellent sized three bedroom semi-detached home. Closely situated within ease of access to Newark Town Centre. This much-loved family-sized home has all the KEY ingredients for you to inject your own personality, enhance, improve and take to the next level! Despite requiring a degree of modernisation, the property lends itself as a perfect project! Retaining strong bones and EXCELLENT POTENTIAL. The well-appointed internal accommodation comprises: Entrance hall, bay-fronted dining room, spacious living room, breakfast kitchen and a conservatory/ utility space. The first floor holds a three-piece bathroom and THREE GENEROUS BEDROOMS. Externally, the property stands on a lovely corner plot. There are established and well-tended front, side and rear gardens, along with a DETACHED GARAGE and GATED DRIVEWAY to the side aspect. Further benefits of this exciting home BRIMMING WITH POTENTIAL include uPVC double glazing throughout and gas-fired central heating, via a modern 'IDEAL' combination boiler, with replacement radiators throughout. Grab this opportunity with both hands and don't look back! Marketed with NO ONWARD CHAIN..!

Guide Price £140,000 - £150,000



ENTRANCE HALL: 7'0 x 6'5 (2.13m x 1.96m)

Accessed via an obscure painted uPVC double glazed side entrance door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, central heating thermostat, telephone point and carpeted stairs rising to the first floor with a uPVC double glazed window to the front elevation. Access into both reception rooms.

BAY-FRONTED DINING ROOM: 12'9 x 10'4 (3.89m x 3.15m)

A well proportioned reception room. Providing carpeted flooring, a ceiling light fitting, picture rails, smoke alarm, telephone point, double panel radiator and a central feature fireplace housing a inset gas fire with a raised granite hearth and decorative surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided, into bay-window.

GENEROUS LIVING ROOM: 14'5 x 13'9 (4.39m x 4.19m)

A spacious reception room with carpeted flooring, a ceiling light fitting, double panel radiator, picture rails, TV point and a central feature fireplace, with gas fire, raised hearth and decorative wooded surround. A fitted cupboard houses the electricity meter and consumer unit. uPVC double glazed window to the front elevation. Access into the kitchen. Max measurements provided.

KITCHEN: 14'6 x 6'5 (4.42m x 1.96m)

With vinyl flooring. Providing a range of fitted wall and base units with laminate work surfaces over and white tiled splash backs. Inset stainless steel sink with drainer. Provision for a free standing electric cooker. A fitted breakfast bar, a double storage cupboard and under stairs storage pantry with shelving. A ceiling light fitting, single panel radiator, an obscure uPVC double glazed window to the rear elevation and a clear uPVC double glazed window to the rear elevation. uPVC double glazed rear external door gives access into the conservatory.

CONSERVATORY/ UTILITY AREA: 13'5 x 4'6 (4.09m x 1.37m)

Of uPVC construction with a sloped poly-carbonate roof. Providing tile effect vinyl flooring, a wall light fitting, power sockets, plumbing for a washing machine, uPVC double glazed windows to the rear elevation, obscure uPVC double glazed windows to the left and right side elevation. An obscure uPVC double glazed left side external door gives access into the garden.

FIRST FLOOR LANDING: 9'8 x 2'10 (2.95m x 0.86m)

With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point and uPVC double glazed window to the rear elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 13'9 x 11'3 (4.19m x 3.43m)

A generous double bedroom with carpeted flooring, a ceiling light fitting, picture rails, a double panel radiator and a uPVC double glazed window to the front elevation.



**BEDROOM TWO:**

10'6 x 10'3 (3.20m x 3.12m)

a further double bedroom with carpeted flooring, a ceiling light fitting, a double panel radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE:

11'5 x 6'5 (3.48m x 1.96m)

A well proportioned bedroom with carpeted flooring a ceiling light fitting, double panel radiator and uPVC double glazed window to the rear elevation.

FIRST FLOOR BATHROOM:

6'9 x 6'6 (2.06m x 1.98m)

With tile effect vinyl flooring, a panel bath with chrome taps and medium height tiled splash backs. A low level W.C and a pedestal wash hand basin with chrome mixer tap. A double panel radiator, a ceiling light fitting and a fitted airing cupboard housing the modern 'IDEAL' combination boiler. Obscure uPVC double glazed window to the side elevation.

DETACHED GARAGE:

Of concrete construction. Providing a manual up/ over garage door, side personnel door and obscure windows to the rear elevation.

EXTERNALLY:

The property enjoys a wonderful corner plot position. The front garden is accessed via a low-level wrought-iron gate, with a concrete pathway leading to a secure timber gate, giving access to the main entrance door. The front garden is well-established, with a vast range of plants and shrubs and a pivot hedged wrap-around boundary. The side garden is predominantly paved creating a private seating area. This follows through to the triangulated rear garden, which is of general low-maintenance, with a concrete pathway, partial paved and gravelled hardstanding, a garden shed and access to the detached garage. There are high-level hedged boundaries. There is dropped kerb vehicular access to the side of the house, via a double wrought-iron gated entrance. Leading onto a driveway and into the garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, vi a modern 'IDEAL' boiler 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: 941 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' (63)****Local Information & Amenities:**

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 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.

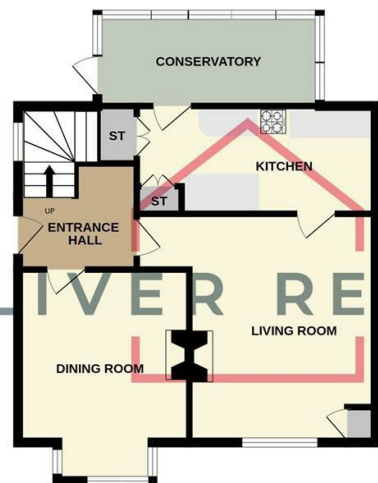
Draft Details-Awaiting Approval:

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.





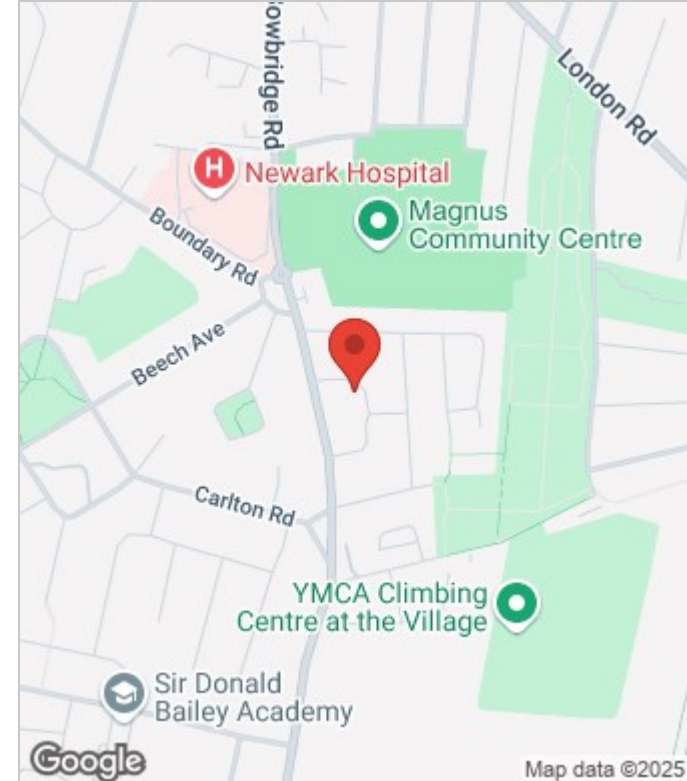
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	